



Rosegarth Cottage
St Johns Road
Driffield, YO25 6RS

ASKING PRICE OF

£475,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Pergola area



Off Road
Parking



Gas Central Heating

Rosegarth Cottage, St Johns Road, Driffield, YO25 6RS

A true home of distinction combining a fabulous location in one of Driffield's 'choice' locations within convenient access of the town centre. The property is in a very secluded location, set back from the road within delightful walled gardens offering the ultimate in privacy combines this with a home which is extremely characterful as it is extensive whilst also offering further scope to extend or alter plus, generous off-street parking. **THIS REALLY IS A ONE OFF PROPERTY!**

The accommodation includes two main reception rooms plus central kitchen area and ground floor WC plus conservatory whilst, on the first floor are a master bedroom suite comprising bedroom and en-suite plus adjacent dressing room. From the dressing room there is access to potential further accommodation.

There are two further bedrooms plus house bathroom.

Incorporated within the property is a partial barn which offers huge scope to incorporate into the main accommodation, perhaps to create a two story self-contained annexe for the

purpose of guests or even for use as short-term holiday lets (Airbnb etc)

There is plenty of off-street parking which includes a covered carport area.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Lounge



Dining Room



Living Room

Accommodation

ENTRANCE HALL

With straight flight staircase leading off to the first floor.
Radiator.

CLOAKROOM

With low level WC and pedestal wash hand basin.

LOUNGE

21' 5" x 14' 11" (6.55m x 4.57m)

With front facing windows. A stunning room with exposed beamed ceiling and extensive range of cupboards along one wall with sliding doors. Radiator. Archway leading into:

DINING ROOM

15' 10" x 8' 2" (4.83m x 2.49m)

With exposed beamed ceiling and double French doors leading out onto the rear garden having windows either side. Radiator.

LIVING ROOM

18' 11" x 11' 3" (5.79m x 3.43m)

With exposed beamed ceiling and open fire within an ornate surround and flagged hearth. Multi-aspect windows and door leading into the conservatory. Radiator.

CONSERVATORY

Offering views over the rear of the property and gardens.

KITCHEN

15' 3" x 12' 5" (4.65m x 3.81m)

Extensively fitted with a range of base and wall mounted cupboards finished with Shaker style doors and a block wood effect worktop. Integrated breakfast bar area and appliances which incorporate electric oven, electric hob with extractor over, integrated dishwasher and washing machine, wine rack and inset sink with swan neck mixer tap. Space and provision for a fridge freezer.

FIRST FLOOR

LANDING

BEDROOM 1

22' 11" x 15' 3" (7.01m x 4.65m)

Part of a bedroom suite offering further potential. The main bedroom area features a front facing window plus exposed timber roof trusses and this in turn leads into:



Living Room



Kitchen



Bedroom



Dressing Area

DRESSING ROOM

14' 6" x 9' 10" (4.44m x 3m)

With exposed timber work to the roof structure. Radiator. Further door leading into what could be a useful separate annexe.

EN-SUITE

With shower area having plumbed in shower, vanity wash basin plus encased cistern WC. Ceramic tiled floor and radiator.

BEDROOM 2

15' 5" x 11' 5" (4.71m x 3.48m)

With exposed timber work to the ceiling, built-in storage cupboards and radiator.

BEDROOM 3

12' 3" x 9' 10" (3.75m x 3.01m)

With exposed timber work to the ceiling and radiator.

BATHROOM

With shower enclosure, vanity wash hand basin and low-level WC, ceramic tiled floor and heated towel radiator.

ADJOINING BARN

This comprises a ground floor area with staircase leading off to the first floor which then leads into the main house. It is the

agent's opinion that this area offers huge scope for creating a self-contained annexe, subject to appropriate planning consent.

GROUND FLOOR

FIRST FLOOR

ROOM ONE 15' 1" x 10' 5" (4.62m x 3.18m)

ROOM TWO 14' 3" x 9' 6" (4.35m x 2.9m)

With personal door leading into the dressing room of the main house.

OUTSIDE

The property stands in a very secluded setting with vehicle access directly off St John's Road. A side drive leads to a covered carport, the drive then swings round to the left where there is a further extensive area of parking. The gardens are all walled and feature mature planted beds and area of lawn. There is a large Indian stone patio adjacent to the house and also a covered pergola area with its own productive grapevine.

Incorporated within the property is the aforementioned barn plus an additional area of barn currently used for storage.



En-suite



Bedroom



Bedroom



Bedroom

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS



Bathroom



Parking



Outside



Outside



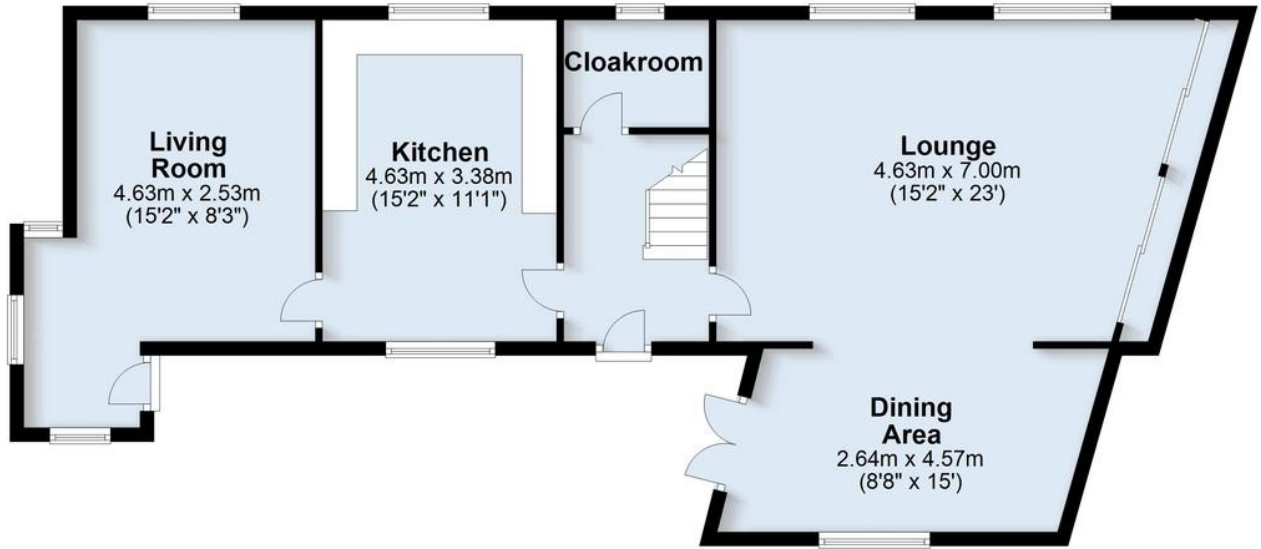
Potential annexe room



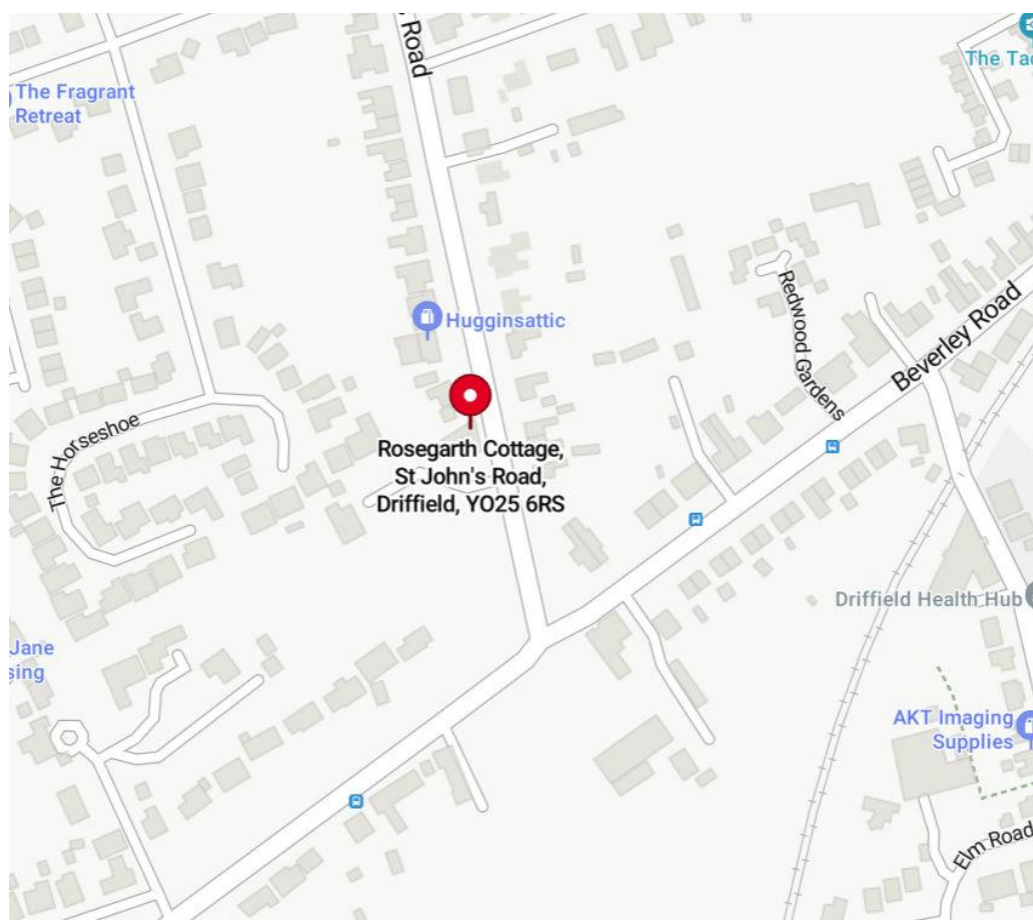
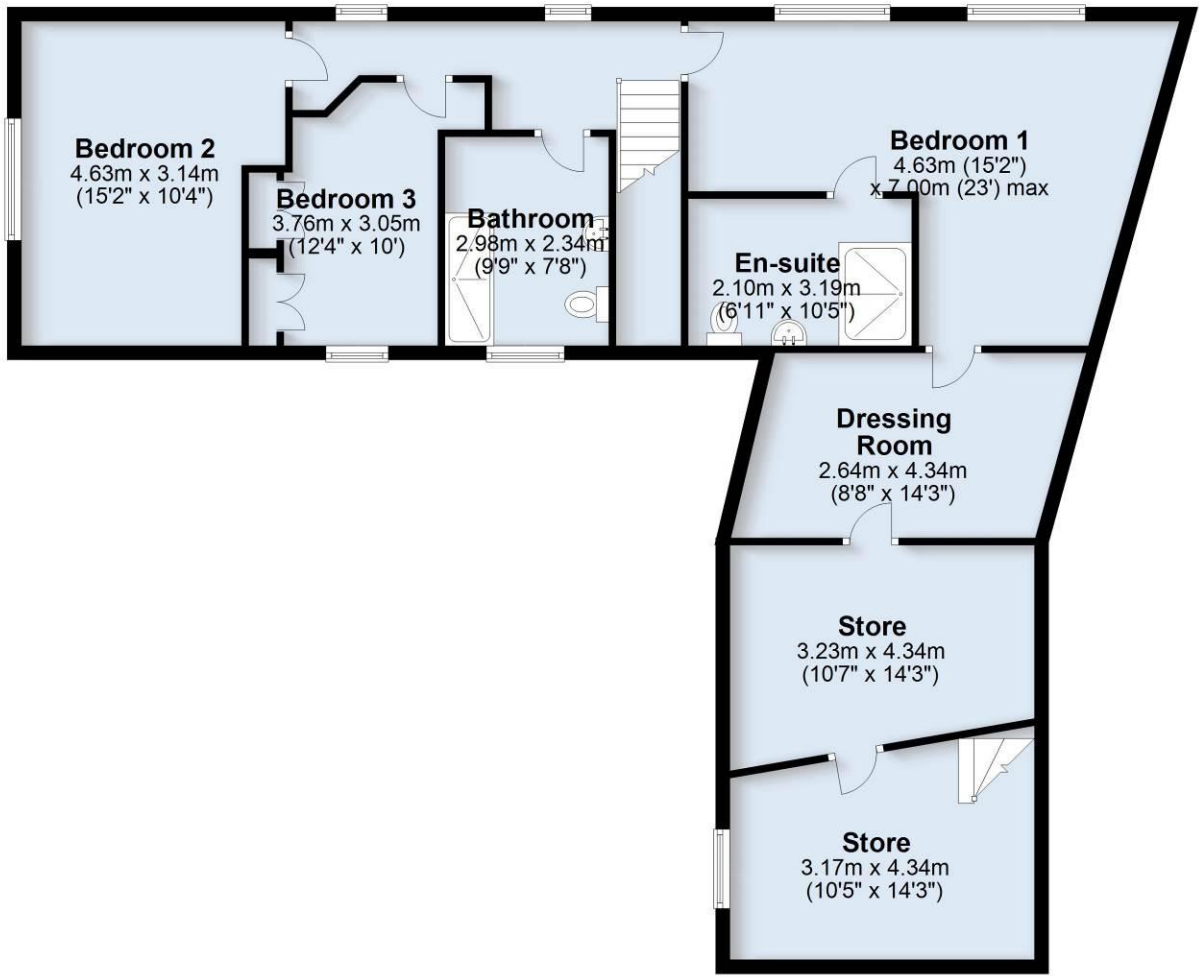
Covered Carport

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

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