



School House  
Cross Hill  
Driffield, YO25 6TW

ASKING PRICE OF

**£265,000**

3 Bedroom Semi Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



3



2



2



Off Road  
Parking



Gas Central Heating

## School House Cross Hill, Driffield, YO25 6TW

**A RARE OPPORTUNITY TO BUY A HISTORIC PROPERTY IN THE CENTRE OF DRIFFIELD.** School House is a Grade II listed building by the renown Victorian architect Cuthbert Brodrick who also designed Leeds Town Hall and The Grand Hotel, Scarborough. Built in 1854 as the Headmaster's House for Driffield Church of England Infant School, the property, whilst requiring a substantial refurbishment, retains many of its original features.

The property provides extensive accommodation and is in a particularly attractive location, literally within a stone's throw of the centre of Driffield.

There is off-street parking, situated off Mill Street, a long drive and further potential to create a larger vehicle access, if required. The accommodation on offer includes two main reception rooms, kitchen/diner and utility room plus cloakroom with shower room and WC. The first floor includes three good-sized bedrooms plus large landing and bathroom.

Buyers can expect to find a wealth of character features associated with a property of this style including leaded windows, quarry tiled flooring and perhaps one of the widest front doors in Driffield!

**In summary, this is a chance to purchase and refurbish a truly distinctive home at the heart of Driffield. Ideal for couples, families and indeed many other discerning buyers looking for something that is certainly not run of the mill.**

### 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.



Entrance Hall



Lounge



Sitting/Dining Room



Kitchen/Diner

## Accommodation

### ENTRANCE HALL

A welcoming entrance to the property with staircase leading off to the first floor. Radiator.

### LOUNGE

14' 0" x 11' 9" (4.27m x 3.6m)

With front facing window plus feature fireplace with gas living flame fire. Picture rail and ceiling cornice. Radiator.

### SITTING/DINING ROOM

15' 5" x 11' 11" (4.7m x 3.64m)

With side window onto Middle Street. Fitted picture rail. Radiator.

### KITCHEN/DINER

13' 9" x 11' 4" (4.2m x 3.46m)

Fitted along two walls with a range of base cupboards with worktops over. Wall cupboards to one wall and space for a slot-in cooker plus inset stainless steel sink with base cupboard beneath. Pull-out extractor fan, tiled splash back, fireplace and quarry tiled flooring. Radiator.

### CLOAKROOM WC/SHOWER

With shower enclosure, low-level WC and wash hand basin.

### UTILITY

11' 11" x 9' 1" (3.65m x 2.78m)

A room offering huge scope, being fitted with a range of base cupboards with worktops, rear facing window and sloping ceiling with exposed beam work.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14' 4" x 11' 9" (4.38m x 3.59m)

With front facing window and feature fireplace with ornamental surround. Built-in alcove cupboard. Fitted picture rail.

#### BEDROOM 2

13' 10" x 12' 0" (4.22m x 3.68m)

With side and rear windows, picture rail and radiator.

#### BEDROOM 3

13' 8" x 12' 0" (4.18m x 3.68m)

With rear facing window and fitted picture rail. Radiator.



Landing



Landing



Bedroom



Bedroom

### BATHROOM

With panelled bath, pedestal wash hand basin and low-level WC. Feature window with leaded glass work.

### OUTSIDE

There are mature gardens to the front of the property with a gated access from Mill Street. There is a further gated access to the rear garden, again from Mill Street where there is a more extensive, mature garden. This is enclosed by a brick wall but open for vehicle access which again is off Mill Street.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 141 square metres.

### CENTRAL HEATING

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

### SINGLE GLAZING

The property is single glazed 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

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating 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.



Bedroom



Bathroom



Off-street parking



Side elevation

## VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

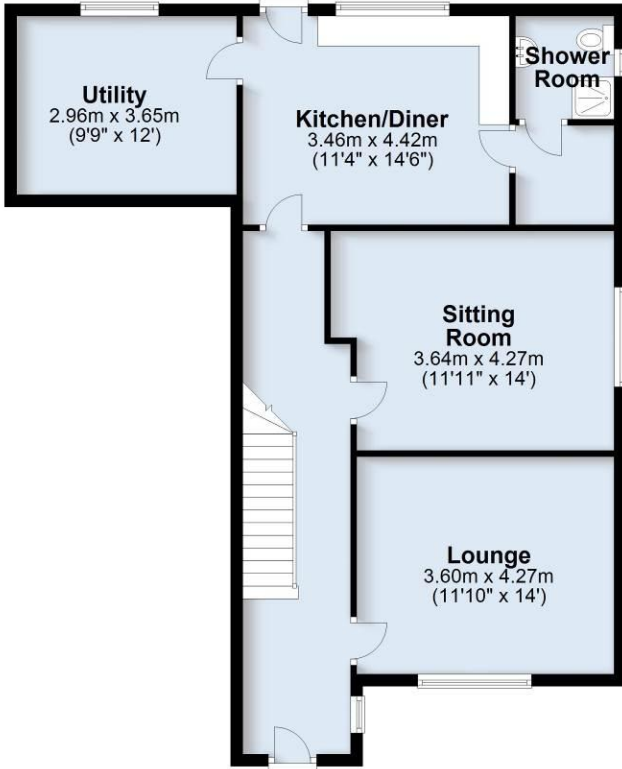


Rear elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 141 sq m

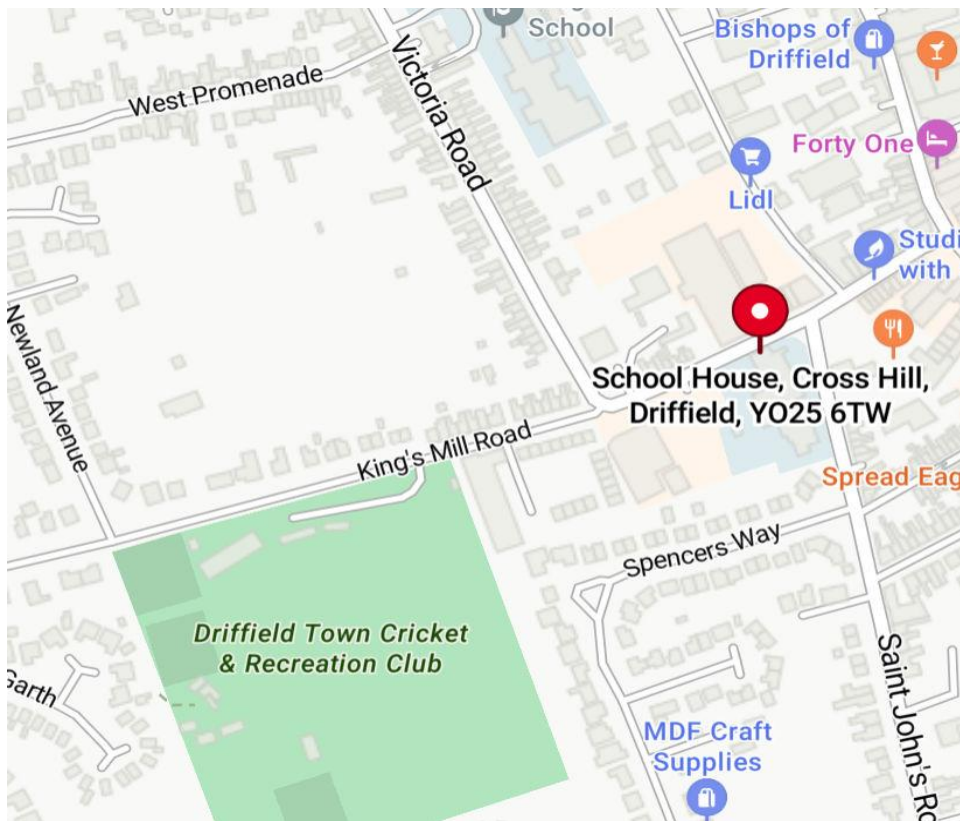
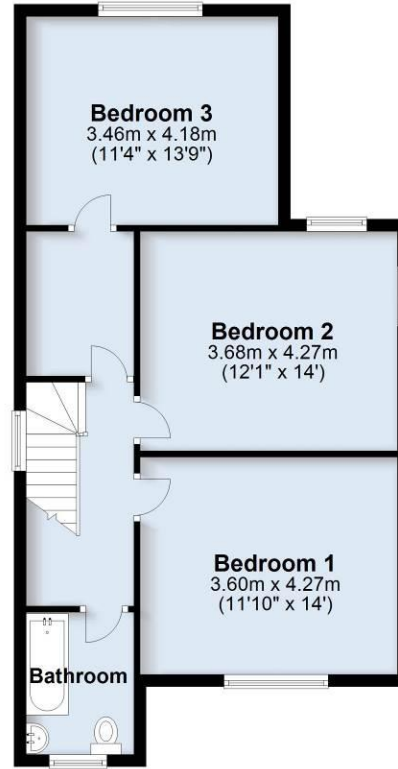
### Ground Floor

Approx. 80.6 sq. metres (867.6 sq. feet)



### First Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



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# Ulllyotts

EST 1891



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