



'Arden House'
52 Beverley Road
Driffield, YO25 6RZ

ASKING PRICE OF

£550,000

4 Bedroom Detached House



Ornamental front garden with view

 4
  3
  2
  Double Garage
  Gas Central Heating

‘Arden House’ 52 Beverley Road, Driffield, YO25 6RZ

Internally, the accommodation certainly is unlikely to disappoint.

Upon entering, you are greeted by an exceptionally grand reception hall with central staircase leading off to the first floor. The remaining accommodation includes three main reception rooms as well as breakfast kitchen and separate utility.

The master bedroom is a sight to behold. Not only is this generously proportioned, it is open plan to a superbly fitted walk-in wardrobe area and, in addition, it has its own en-suite which not only has a corner bath but a separate shower enclosure.

The interior of this property has been meticulously crafted and exceptionally well maintained by the vendor making this truly a wonderful home which literally can be occupied immediately.

Externally, the beautifully landscaped front garden really serves to set off the look of the house whilst, to the rear, there is a

beautifully appointed enclosed area of garden featuring patio, lawn and planted areas. It also has a summerhouse.

There is exceptional off-street parking and 'Arden House' includes a double garage.

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.



Reception Hall



Lounge



Lounge



Kitchen

Accommodation

STORM PORCH

With further access into:

RECEPTION HALL

Beautifully presented and spacious entrance hall with straight flight staircase leading to first floor accommodation complete with under stairs storage cupboard, double glazed windows to dual aspect allowing plenty of natural light to the ground floor, ornate coving to ceiling, central heating radiator, attractive wood effect laid flooring complete with under floor heating laid throughout.

LOUNGE 21' 6" x 14' 7" (6.56m x 4.47m)

Generous and well presented lounge with double glazed window to front elevation and French doors to rear elevation providing unspoiled garden views, feature living flame log effect fire complete with marble surround and granite insert creating a truly superb focal point to the room, ornate coving to ceiling with matching dado rail decor, central heating radiator and fitted carpets laid throughout.

DINING ROOM 12' 2" x 12' 1" (3.73m x 3.7m)

Formal dining room with double glazed window to rear elevation, ornate coving with matching dado rail decor, central heating radiator and fitted carpets laid throughout.

STUDY 8' 11" x 8' 9" (2.73m x 2.68m)

Useful study with double glazed window to front elevation, continued wood effect flooring complete with under flooring, central heating radiator and ornate coving.

KITCHEN 20' 9" x 13' 8" (6.35m x 4.19m)

Modern and contemporary fitted kitchen comprising a comprehensive range of wall, base and drawer units in a high gloss finish with contrasting work surfaces and tiled splash backs, inset one and half bowl ceramic sink with drainer and mixer tap over, integral dishwasher, Range style oven complete with stylish fitted extractor hood plus further space for free standing appliances, variety of lighting with down lights to kick boards, under cabinet lighting and inset LED spots to ceiling, double glazed window to rear elevation boasting garden views with further window to side, central heating radiator, attractive wood effect laid flooring again complete with under floor heating.

UTILITY ROOM 7' 8" x 5' 2" (2.35m x 1.58m)

Fitted with a range of units incorporating single bowl ceramic sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances with wall mounted gas boiler, double glazed window to side elevation, external door to rear and continued wood effect laid flooring.



Breakfast Kitchen



Breakfast Kitchen



Utility Room



Dining Room

CLOAKROOM/WC 5' 4" x 4' 4" (1.65m x 1.33m)

Updated and stylish two piece suite comprising vanity style unit complete with attractive fitted storage incorporating a hand wash basin and low flush WC, double glazed window to front elevation, tiled splash backs, wall mounted chrome heated towel rail with wood effect laid flooring complete with under floor heating.

FIRST FLOOR LANDING Providing access to loft space, built in airing cupboard housing hot water cylinder with central heating radiator and fitted carpets.

MASTER BEDROOM 18' 6" x 12' 6" (5.64m x 3.82m)

Beautifully decorated master suite again naturally light with double glazed windows to front elevation offering unspoiled countryside views, attractive fitted coving, inset LED spot lighting, central heating radiator and fitted carpets laid throughout.

DRESSING ROOM 8' 5" x 4' 0" (2.58m x 1.23m)

Built in wardrobes to both side of the dressing area complete with hanging rails and fitted shelving for maximum storage, inset LED spot lighting to ceiling, double glazed window to rear elevation and fitted carpets.

EN-SUITE BATHROOM Updated en-suite comprising a quality four piece suite with panelled corner bath benefitting from hand held shower attachment, fully tiled shower cubicle with

mains powered shower over, vanity style unit incorporating hand wash basin and low flush w/c, matching wall mounted storage, chrome heated towel rail, inset LED spot lighting, double glazed window to rear elevation, fully tiled walls, fitted extractor and ceramic tiled flooring.

BEDROOM 2 14' 9" x 10' 4" (4.52m x 3.15m)

A further good sized double bedroom with double glazed window to front elevation, attractive fitted coving, central heating radiator and fitted carpets.

BEDROOM 3 11' 1" x 13' 1" (3.39m x 4.01m)

Spacious double bedroom with fitted wardrobes and double glazed window to rear elevation, attractive fitted coving, central heating radiator and fitted carpets.

BEDROOM 4 12' 3" x 8' 2" (3.75m x 2.49m)

Feature double glazed window to front elevation, central heating radiator and fitted carpets.

FAMILY BATHROOM Attractive family bathroom consisting of panelled bath complete with mains powered shower over and fitted shower screen, wall mounted hand wash basin with charming storage drawer and low flush w/c, fitted mirror to one wall with heated towel rail, inset LED spot lighting, double glazed window to rear elevation, shaving socket, tiled walls and ceramic tiled flooring.



Study



Cloakroom/WC



Landing



Master Bedroom

EXTERNAL

Impressive and well maintained gardens to both the front and rear having both been mainly laid to lawn. The westerly facing rear garden boasts decorative and well stocked borders with mature planted trees and shrubs, fenced surround, paved patio area offers a great place to entertain with external water supply and gated side access.

DOUBLE GARAGE

Brick built detached double garage accessed via private gated drive with power supply and light. Twin garage doors to front elevation with personal door access from the rear garden.

SUMMER HOUSE 10' 9" x 10' 8" (3.28m x 3.25m)

Elevated timber built summer house with double door access providing a great place to entertain, work from home or hobby area. Electricity connected.

FLOOR AREA The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 F.

ENERGY PERFORMANCE CERTIFICATE Rating C.

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.

VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS



Walk-in wardrobe



En-suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Summerhouse



Summerhouse



Garden

The stated floor area is approximately 192.3 sq m

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Estate Agents

Approximate total area⁽¹⁾
192.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360

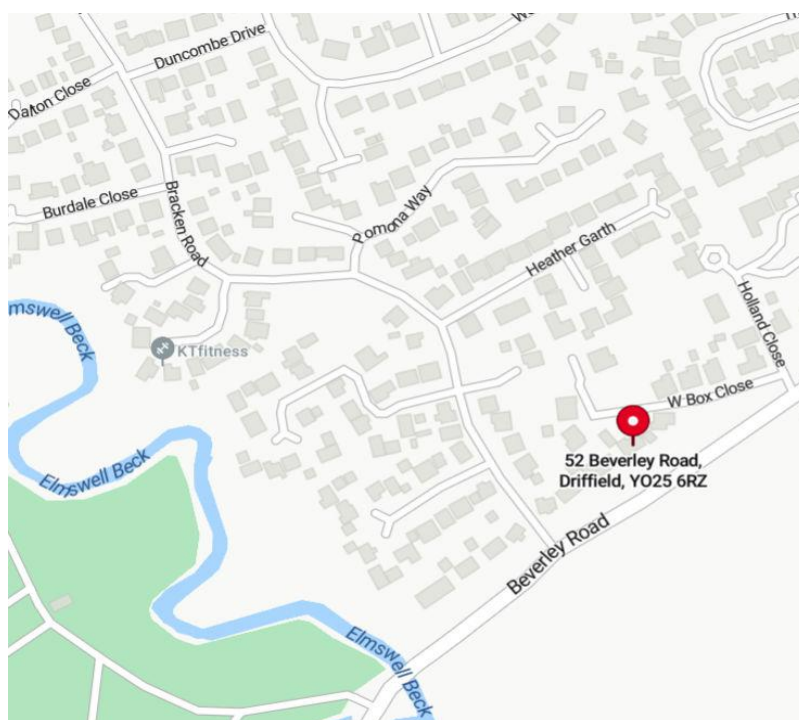


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2





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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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EST 1891



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