

This beautifully presented period four bedroomed family home is one not to be missed! With restored period features including windows, coving, cornice and ceiling roses. The property is perfectly located for schools, shops and all amenities.

The property breifly comprises, entrance hall, cloaks/ wc, lounge, kitchen, dining room, landing, four good sized bedrooms, separate wc and family bathroom. There is parking to the front of the property and a large rear garden.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating D







ENTRANCE HALL

With composite door into, radiator, vinyl flooring, stairs With radiator, coving and window to front elevation. leading off and window to front elevation.

CLOAKS/WC

With low level wc, wall mounted wash hand basin, window to side elevation, vinvl flooring and tiled splash back.

LOUNGE 15'1 x 13'8 (4.60m x 4.17m) With built-in TV cabinet, TV point, feature fireplace with cast iron open grate, tiled hearth, cream painted surround, bay window to the front elevation, vinyl flooring, TV point, coving, ceiling rose, picture rail and radiator.

KITCHEN

20'8 x 19'11 including utility area and dining roo (6.30m x 6.07m including utility area and dining ro)

With re-fitted kitchen units, wall, base and drawer units, built-in fridge freezer, dishwasher, el; ectric oven, induction hob and extractor over, cupboard housing wall mounted gas central heating boiler, stainless steel sink and mixer tap, work surface over and splash back, coving and window to rear elevation.

UTILITY AREA

With space and plumbing for washing machine and tumble dryer, work surface over, window to side ENERGY PERFORMANCE CERTIFICATE elevation and Upvc side entrance door.

DINING ROOM

With radiator, coving, vinvl flooring, feature fireplace with electric stove in situ, french doors to garden, coving and ceiling rose.

LANDING

With coving, window to side elevatio, ceiling rose and doors to.

13'10 x 13 (4.22m x 3.96m) **BEDROOM 1** With radiator, coving and window to front elevation.

BEDROOM 2 14'11 x 11'11 (4.55m x 3.63m) With radiator, coving, window to rear elevation and fitted wardrobes.

BEDROOM 3 10 x 8'9 (3.05m x 2.67m) With radiator, coving and window to rear elevation.

BEDROOM 4

9'3 x 6'6 (2.82m x 1.98m)

WC

With low level wc, window to side elevation and vinyl flooring.

BATHROOM

With 'P' shaped bath, glass shower screen, thermostatic shower over, wall mounted wash hand basin, fully tiled, ceiling spotlighting and window to side elevation.

OUTSIDE

The property is set back from the road, there are two gravelled parking spaces to the front with a side gated access to the rear garden. The rear garden is mainly laid to lawn with large patio area, securely fenced boundaries and garden shed/ summerhouse.

Outside lighting and outside tap.

PARKING

There is parking at the front of the property.

TENURE

SERVICES

All mains services are connected.

The energy performance rating is X.

COUNCIL TAX BAND

The council tax band is C.

NOTE

The property is fully double glazed in timber surrounds.









WG

43 St John's Road YO25

Approximate Gross Internal Floor Area = 126.0 sq m / 1357 sq ft

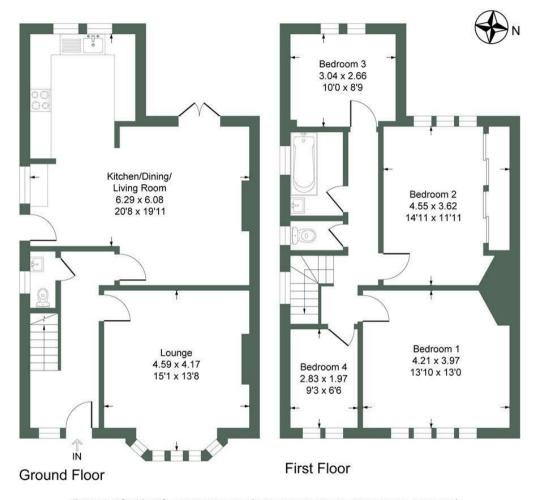


Illustration for identification purposes only, measurements are approximate, not to scale.

