

43 43 St. Johns Road  
Drifffield, YO25 6RS  
Guide price £350,000

WILLOWGREEN  
ESTATE AGENTS





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 briefly 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 leading off and window to front elevation.

**CLOAKS/ WC**

With low level wc, wall mounted wash hand basin, window to side elevation, vinyl 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, electric 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 elevation and Upvc side entrance door.

**DINING ROOM**

With radiator, coving, vinyl 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.

**BEDROOM 1** 13'10 x 13 (4.22m x 3.96m)

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)

With radiator, coving and window to front elevation.

**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.

**ENERGY PERFORMANCE CERTIFICATE**

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.













# 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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