



17 Beverley Road
Driffield, YO25 6RX
Guide price £325,000


WILLOWGREEN
ESTATE AGENTS

A simply stunning terraced house offering a four bedroomed layout located in a desirable and sought after location of Driffield. This beautiful tastefully restored and enhanced family home is certainly ONE NOT TO BE MISSED!!

The property briefly comprises entrance hall, lounge, dining room, kitchen, utility, cloaks/ wc, landing, three bedrooms to first floor, bathroom and separate wc, attic bedroom four. Partially walled rear gardens which are manicured and has colour in an abundance and offers privacy and seclusion.

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 - E



ENTRANCE HALL

With timber glazed door into, coving, cornice, dado rail, radiator, door to cellar, stairs leading off and doors to.

SITTING ROOM 14'1 x 13'10 (4.29m x 4.22m)

With gas fire in situ, feature fireplace with tiled hearth and inset, white surround, bay window to front elevation, TV point, coving, ceiling rose and radiator.

DINING ROOM 11'11 x 11'4 (3.63m x 3.45m)

With gas fire in situ, feature fireplace, tiled hearth and inset with timber surround and defender, coving and french doors to garden.

KITCHEN 15'7 x 9'0 (4.75m x 2.74m)

With modern range of wall and base units, electric oven, gas hob and extractor fan over, work surface, stainless steel sink and mixer tap, tiled splash back, two windows to side elevation, side entrance door to garden, radiator and space for fridge/ freezer.

UTILITY ROOM 5'10 x 9'0 (1.78m x 2.74m)

With window to side elevation, space and plumbing for washing machine, space for tumble dryer, tiled splash back and door to cloaks/ wc.

GUEST CLOAKROOM

With pedestal wash hand basin, low level wc, window to side elevation and radiator.

SPLIT LEVEL LANDING**FIRST FLOOR LANDING**

With storage cupboard, linen cupboard and floor to ceiling window giving direct light to the first floor.

BEDROOM ONE 15'0 x 11'11 (4.57m x 3.63m)

With radiator, storage cupboard to recess, feature cast painted fireplace and window to rear elevation.

BEDROOM TWO 14'1 x 11'11 (4.29m x 3.63m)

With radiator, storage cupboard to recess, feature cast painted fireplace and window to front elevation.

BEDROOM THREE 8'8 x 7'8 (2.64m x 2.34m)

With radiator and window to front elevation.

BATHROOM

With panelled bath, glass shower screen, thermostatic

shower over, pedestal wash hand basin, part tiled walls, extractor fan, heated towel ladder, cupboard housing wall mounted gas central heating boiler, window to rear elevation and vinyl flooring.

SEPARATE WC

With low level wc, 1/2 tiled walls and window to side elevation.

SECOND FLOOR**ATTIC ROOM** 20'11 x 12'8 (6.38m x 3.86m)

With radiator, window to rear elevation and wall lighting.

CELLAR

There is a cellar to the property which is accessed from the hallway, there is power and light connected.

GARDEN

To the front of the property there is a shallow wall, two access wrought iron gates, one leading to the house and the other to the passageway. The front is low maintenance with gravel and paving. This would make a parking area, subject to consents. To the rear the garden is of a generous size, partially walled and fenced with colourful borders of trees and shrubs, there is a garden pond with water feature, flower beds, seating areas, beautiful open aspect to the rear giving privacy and seclusion.

There is an adjoining brick store which is a good size with power and light connected.

There is an outside tap and outside lighting to the property.

TENURE

We understand that the property is freehold.

SERVICES

All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is E.

COUNCIL TAX BAND

The council tax banding is B.





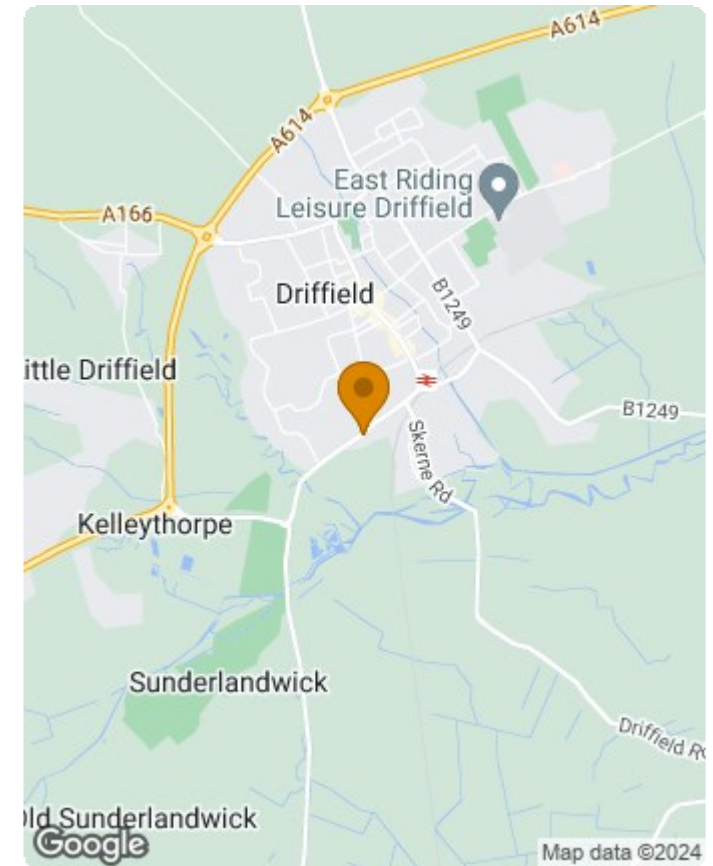


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Approximate Gross Internal Floor Area = 175.6 sq m / 1891 sq ft



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	38	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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