



Westfield Barn Holme View Court
Driffield, East Yorkshire YO25 4NY
Asking price £525,000



A UNIQUE OPPORTUNITY! A simply stunning detached house built in barn style in 2008, with versatile accommodation, four bedrooms, three bath/shower rooms, spacious living/ reception rooms, open plan kitchen/ living/ diner all situated on a good sized plot with gardens that surround the property. There is plenty of parking and a double garage. DON'T MISS THIS!

Holme View Court is a small private road serving just five individual detached executive homes. Situated on the A614 Burton Agnes is best known for Burton Agnes Hall which is a 400 year old Elizabethan House that attracts many visitors. Another important attraction in this day and age is the village primary school, which has built an excellent reputation in recent years. Burton Agnes is conveniently placed betwixt Driffield and Bridlington where an excellent range of amenities and public transport facilities are available.



ENTRANCE HALL

UPVC door to front aspect, solid oak wood floor, under stairs cupboard, radiator, power points, shutters, two separate staircases leading to the first floor and built-in under stairs storage cupboard.

DOWNSTAIRS SHOWER ROOM

Window to rear aspect, coving, radiator, three piece suite comprising enclosed shower cubicle with thermostatic shower over, low flush WC, wash hand basin with vanity unit, part tiled walls, tiled flooring and extractor fan.

LOUNGE

UPVC door and window to side aspect, coving, exposed brick fireplace with multi-fuel stove, solid oak wood floor, radiator, power points and TV point.

KITCHEN/ DINING/ LIVING ROOM

Windows to all aspects, door to side aspect, tiled flooring, range of wall and base units with granite work surfaces, island unit with breakfast bar, inset sink and drainer unit, electric oven and induction hob, extractor hood, integrated fridge and dishwasher, power points, radiator, exposed brick opening, rustic wooden beam, coving and shutters.

UTILITY

Window to rear aspect, door to side aspect, tiled flooring, coving, range of wall and base units with granite work surfaces, plumbed for washing machine, space for tumble dryer and 'American' fridge freezer, extractor fan, power points, radiator.

INNER LOBBY

With radiator, oak flooring, door to bathroom and bedroom 4/ reception room.

BEDROOM FOUR/ SITTING ROOM

Window to side aspect, coving, radiator, TV point and power points.

GROUND FLOOR BATHROOM

Window to side aspect, tiled flooring and splash back, coving, three piece suite comprising low flush WC, wash hand basin with vanity unit, roll top bath with free standing mixer tap, heated towel rail, part tiled walls and extractor fan.

HALF LANDING

With window to side elevation.

MAIN LANDING

Velux window, radiator and built-in airing cupboard.

BEDROOM 1

Velux windows to front and rear aspects, radiator, TV point and power points.

ENSUITE BATHROOM

Velux window, heated towel rail, laminated wood style floor, fully tiled shower cubicle with power shower, roll top bath, low flush WC, wash hand basin with vanity unit, fully tiled walls and extractor fan.

SECOND LANDING

A large open space which could be used for storage or office space. Doors to.

BEDROOM TWO

Velux windows, radiator, TV point and power points.

BEDROOM THREE

Velux windows, radiator, TV point and power points.

CLOAKROOM

Low level WC, wash hand basin with pedestal, tiled floor, extractor fan, part tiled walls and radiator.

DETACHED DOUBLE GARAGE

With electric up and over door, power and lighting.

PARKING

Electric wooden double gates with intercom connected to the house, block paved driveway with parking for several vehicles.

GARDEN

The garden surrounds the property, there is a walled frontage, laurel hedging, which gives privacy, lawned areas, seating areas, paved pathways, timber decking and composite decking, timber summerhouse and log store.

Outside tap and outside lighting.

SERVICES

Mains gas, water and electricity. Private drainage to a shared septic tank.

TENURE

We understand that the property is Freehold.

COUNCIL TAX BAND

The council tax banding is F.

ENERGY PERFORMANCE RATING**NOTE**

There is CCTV included in the sale.

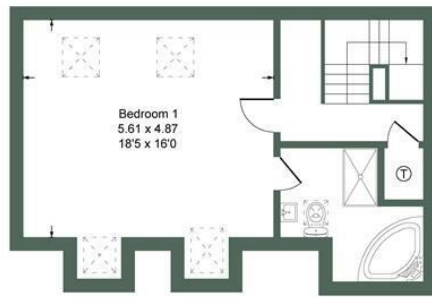




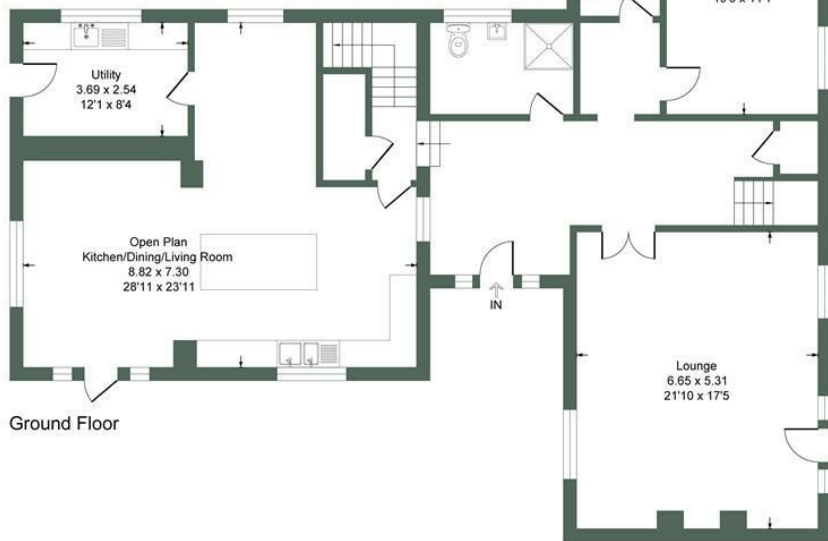


Westfield Barn, Burton Agnes, YO25

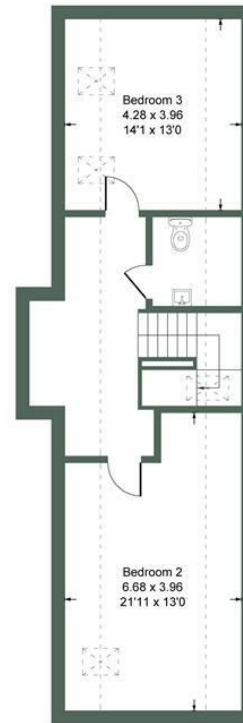
Approximate Gross Internal Floor Area = 281.0 sq m / 3025 sq ft



First Floor

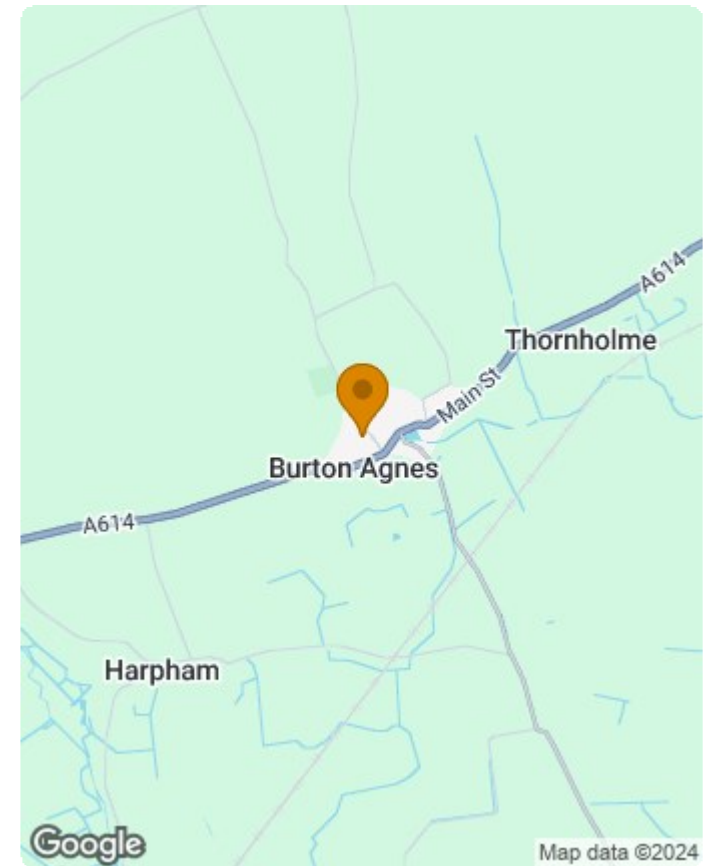


Ground Floor



First Floor

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	76	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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