



**15 St. Johns Road**  
**Driffield, YO25 6RL**  
**Asking price £650,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



An elegant double fronted luxurious period home, which is situated in one of Driffield's finest locations. This substantial five bedroomed home is presented to a high standard, sympathetically restored with quality bespoke fittings. ANNEXE FACILITY.

The property briefly comprises, entrance hall, lounge, dining room, dining kitchen, utility room, shower room, snug/ play room, home office, split levelled landing with four bedrooms one with en-suite and family bathroom, further bedroom and en-suite accessed from the home office creating an annexe facility. There is a landscaped SOUTH FACING garden with outside kitchen and pizza oven, seating areas and patio, borders and raised flower beds, established trees and shrubs giving colour and height.

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**

A beautiful bright and spacious entrance with parquet flooring, stained glass timber door into, period style radiator, traditional coving, dado rail, understairs cupboard and stairs leading off.

## **LOUNGE** 17'9" x 14'0" (5.43 x 4.27)

With bay window to front elevation, 'clear view' multi-fuel burning stove in situ, slate hearth, white surround, period coving, wall lighting, radiator, dado rail, log storage to recess, TV point and double doors to snug/play room.

## **DINING ROOM** 17'9" x 14'0" (5.43 x 4.29)

A light and airy front facing room with open cast fire place, coving, recessed lighting and radiator, door to kitchen/ diner.

## **DINING KITCHEN** 24'9" x 17'9" (7.56 x 5.43)

A open plan fitted dining kitchen with range of modern wall, base and drawer units, work surface over, rangemaster cooker in situ, extractor over, space for american style fridge freezer, integrated dishwasher, tiled splash back, stainless steel sink and mixer tap, breakfast bar, window to rear elevation overlooking the garden, radiator, ceiling spotlighting and ceramic tiled flooring.

## **UTILITY AREA**

With base unit, space for tumble dryer, work surface over, large storage cupboard with plumbing for washing machine, windows to side elevations and velux sky lights offering direct light, modern vertical radiator and ceiling spot lighting.

## **SHOWER ROOM/ WET ROOM**

A fully tiled room with low level wc, wall mounted wash hand basin, glass shower screen, thermostatic shower over, heated towel ladder, extractor, ceiling spot lighting, velux sky light window and wall mounted mirror with light.

## **FAMILY ROOM** 15'0" x 13'6" (4.58 x 4.13)

Another great reception room with fabulous garden views, window to side elevation and French doors to garden, TV point and radiator.

## **STUDY/ PLAY ROOM** 21'3" x 14'11" (6.50 x 4.55)

A super reception room which is versatile, stairs leading to bedroom five and en-suite facilities, French doors to garden and window to front elevation, a full range of bespoke fitted cupboards and radiator.

## **FIRST FLOOR LANDING**

A split level landing with period ornate coving, loft access (part boarded) and radiator.

## **BEDROOM 1** 15'0" x 13'11" (4.59 x 4.26)

A spacious bedroom with two front facing windows, radiator, ornate coving and door to en-suite.

## **EN-SUITE SHOWER ROOM**

A recently re-fitted shower room with wet walled shower cubicle, thermostatic shower over, vanity wash hand basin, low level wc, window to front elevation, modern vertical radiator and vinyl flooring.

## **BEDROOM 2** 15'0" x 14'0" (4.59 x 4.28)

A double bedroom with two windows to front elevation, ornate coving and radiator.

## **BEDROOM 3** 13'7" x 9'6" (4.16 x 2.9)

A double bedroom with ornate coving, radiator and window to rear elevation overlooking the garden.

## **BEDROOM 4** 9'6" x 9'0" (2.90 x 2.76)

A good sized room, currently used as a dressing room with window to rear elevation, overlooking the garden, coving and radiator.

## **FAMILY BATHROOM**

A modern white suite comprising 'P' shaped bath, thermostatic shower over, glass screen, pedestal wash hand basin, tiled splash back, ceiling spot lighting and heated towel ladder.

## **SEPARATE W/C**

A modern white suite comprising vanity wash hand basin, low level wc, window to side elevation, wall mounted gas central heating boiler and vinyl flooring.

## **BEDROOM 5** 14'2" x 12'8" (4.32 x 3.87)

A double bedroom with dual aspect windows, radiator and door to en-suite.

## **EN-SUITE SHOWER ROOM**

A modern shower room with shower cubicle, tiled

surrounds, electric shower over, pedestal wash hand basin, low level wc, window to rear elevation, vinyl flooring and heated towel ladder.

## **OUTSIDE**

An established south facing rear garden, mainly laid to lawn with fully stocked borders and flower beds, paved patio areas, vegetable garden, log store and summerhouse. The garden has the benefit of an outdoor kitchen with Pizza oven and timber built pergola, power connected.

Outside tap and outside lighting.

## **GARAGE AND PARKING** 23'0" x 9'0" (7.02 x 2.75)

The property boasts a wide frontage, gravelled driveway with plenty of parking, leading to the brick built garage with up and over door, power and light connected.

WORK SHOP 2.75M X 1.89M

## **TENURE**

We understand that the property is Freehold.

## **COUNCIL TAX**

We understand that the council tax banding is F.

## **ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D.





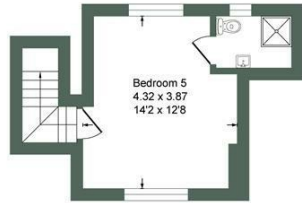




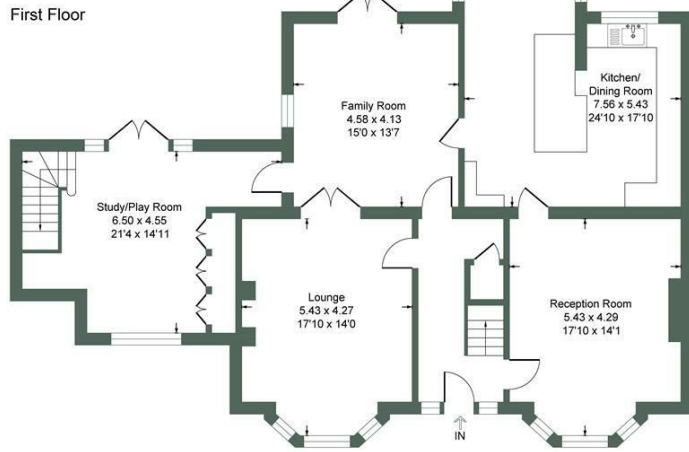


### 15 St John's Road, YO25

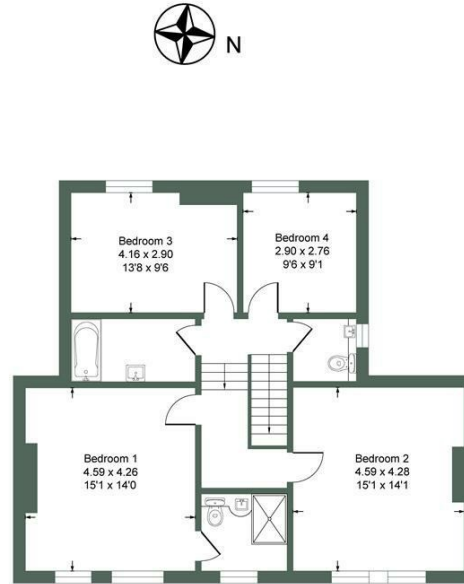
Approximate Gross Internal Floor Area = 245.9 sq m / 2648 sq ft  
Garage Area = 24.9 sq m / 268 sq ft  
Total Area = 270.8 sq m / 2916 sq ft



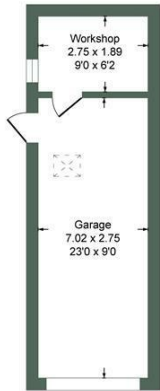
First Floor



Ground Floor



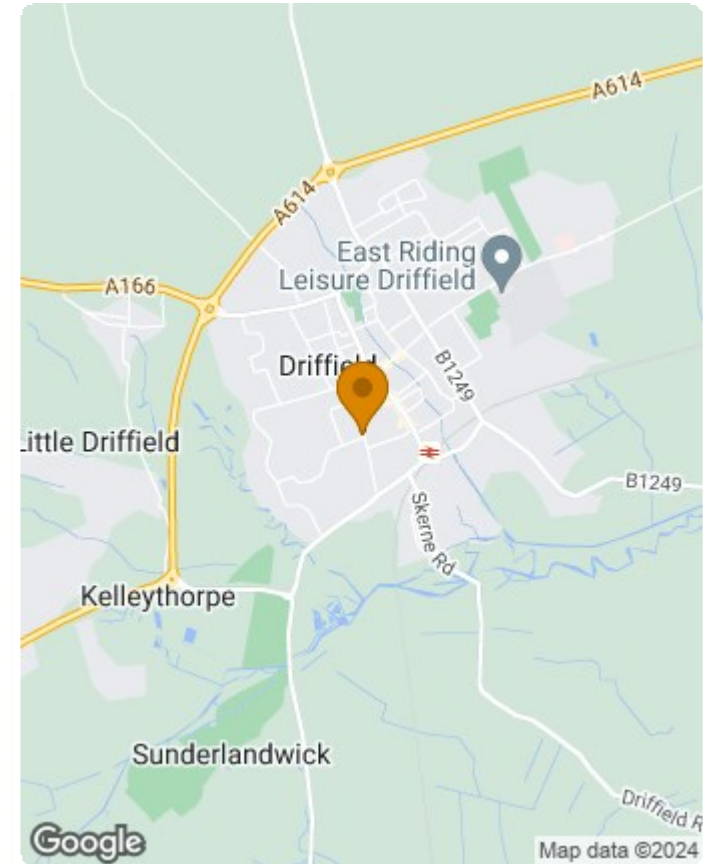
First Floor



Garage



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	67	76

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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