



**8 St. Johns Road**  
**Driffield, YO25 6RG**  
**Asking price £132,500**

  
**WILLOWGREEN**  
ESTATE AGENTS



8 St John's Road is a spacious three bedroom terraced home ideal for first time buyers or as an investment opportunity. It is situated on one of Driffield's most prestigious roads and is within easy walking distance of all local amenities.

The property comprises; entrance hall, lounge, dining room, kitchen, utility space and bathroom to the ground floor. To the first floor are two double bedrooms. The house benefits from a third double bedroom on the second floor. The property also has a cellar which is accessed through a door within the dining room. Externally there is a private courtyard garden along with access to a communal garden which is mostly laid to lawn and is shared between four properties.

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**

UPVC front entrance door, coving, laminated laid wood style flooring, radiator and power points.

**LOUNGE** 12'0 x 9'11 (3.66m x 3.02m)

UPVC double-glazed window to the front aspect, french doors opening to the dining room, laminate laid wood style floor, coving, radiator, electric feature fireplace and power points.

**DINING ROOM** 12'0 x 9'11 (3.66m x 3.02m)

UPVC double-glazed window to the rear aspect, laminate laid wood style floor, door to cellar, radiator and power points.

**KITCHEN** 10'11 x 7'1 (3.33m x 2.16m)

UPVC double-glazed window to side aspect, double-glazed door to garden, tiled floor, radiator, range of wall and base units with roll top work surfaces, plumbed for washing machine, sink and drainer unit, space for electric gas oven and hob, extractor hood and power points.

**GROUND FLOOR BATHROOM**

UPVC double-glazed window the side aspect, radiator, tiled floor, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush W/C and wash hand basin with pedestal, heated towel rail, part tiled walls and extractor fan.

**UTILITY SPACE**

Tiled floor, boiler, space for fridge-freezer and power points.

**FIRST FLOOR LANDING**

UPVC double glazed window to rear aspect and stairs to second floor.

**BEDROOM ONE** 15'5 x 9'8 (4.70m x 2.95m)

UPVC double-glazed window to the front, fitted wardrobes, radiator and power points.

**BEDROOM TWO** 10'0 x 9'10 (3.05m x 3.00m)

UPVC double-glazed window to the rear aspect, radiator and power points.

**BEDROOM THREE** 14'1 x 10'11 (4.29m x 3.33m)

UPVC double-glazed window to the front aspect, radiator and power points.

**GARDEN**

Courtyard, outside tap, outside lights, rear entrance with shared garden behind.

**PARKING**

On-street parking.

**TENURE**

We understand that the property is Freehold and is offered with vacant possession upon completion.

**SERVICES**

Mains gas, electric and water.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is E

**COUNCIL TAX**

Band A.











# St. Johns Road, Driffield, YO25

Approximate Area = 1016 sq ft / 94.3 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1034 sq ft / 95.9 sq m

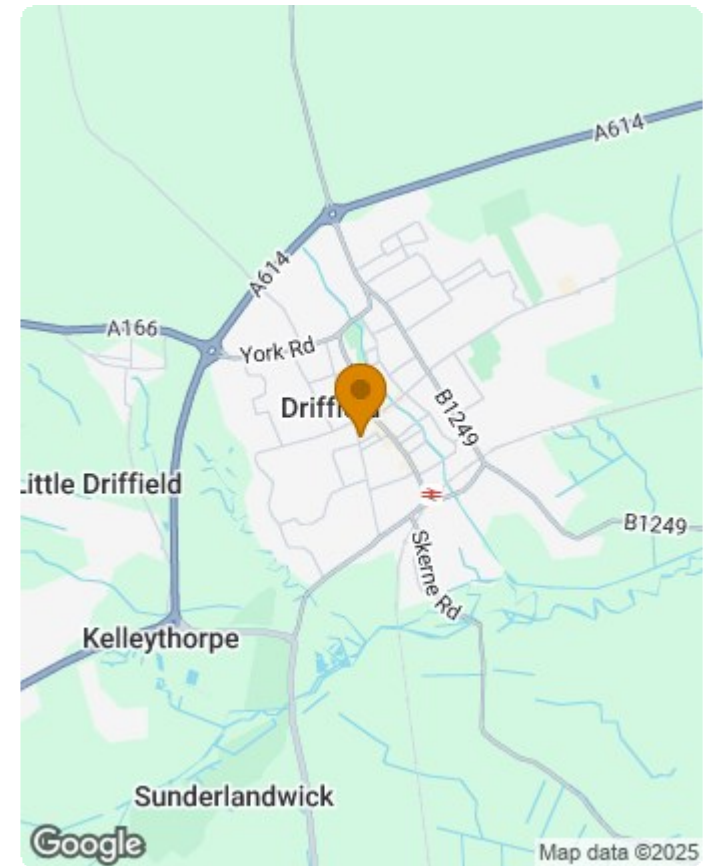
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Willowgreen Estate Agents. REF: 1015509



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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