



13 St. Johns Road
Drifffield, YO25 6RL
Asking price £425,000



WILLOWGREEN

ESTATE AGENTS

This exquisite, four-bedroom detached period property blends timeless charm with modern comforts, making it the ideal family home. Located just a short distance from the heart of Driffield, this residence enjoys the perfect balance of peaceful countryside living while remaining close to all local amenities.

Whether you're enjoying the tranquil garden or entertaining in the light-filled kitchen, this home offers exceptional living in a prime location.

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 UPVC door to front elevation, coving, textured ceiling, under stairs storage cupboard, radiator, power points, telephone point, internal door to garage and stairs to first floor landing.

RECEPTION ROOM 16'8 x 13'9 (5.08m x 4.19m)
Bay window to front elevation, coving, textured ceiling, cornice, radiator, telephone point and power points.

SITTING ROOM/ DINING AREA 35'6 x 12'3 (10.82m x 3.73m)
French doors and windows to rear elevation, coving, textured ceiling, feature gas fireplace, radiators, TV point and power points.

STUDY 9'8 x 8'7 (2.95m x 2.62m)
Window to side aspect, textured ceiling, radiator, TV point and power points.

KITCHEN/ BREAKFAST ROOM 28'1 x 16'7 (8.56m x 5.05m)
Windows to rear elevation, tiled flooring, range of modern wall and base units with roll top work surfaces, tiled splashbacks, plumbed for dishwasher and washing machine, space for tumble dryer, space for freestanding fridge/ freezer, sink and drainer unit, freestanding Range cooker, extractor hood, breakfast bar, radiators, TV point and power points, UPVC door leading to rear garden.

GROUND FLOOR SHOWER ROOM
Opaque window to side elevation, coving, textured ceiling, tiled flooring, low flush WC, wash hand basin with vanity unit, fully tiled shower cubicle with electric shower attachment, fully tiled walls, radiator and extractor fan.

CONSERVATORY/ UTILITY ROOM
Doors and windows to rear elevation, lighting and power points. Fitted storage cupboards and solid roof.

FIRST FLOOR LANDING
Window to side elevation, coving, textured ceiling, dado rail, airing cupboard housing four year old gas combination boiler, loft access with pull-down ladder, fully boarded and power points.

BEDROOM 1 13'8 x 12'1 (4.17m x 3.68m)

Bay window to front aspect, coving, textured ceiling, dado rail, radiator, TV point and power points.

EN-SUITE
Opaque window to front aspect, corner bath with mains shower overhead, low flush WC, wash hand basin with pedestal, fully tiled walls, heated towel rail and extractor fan.

BEDROOM 2 13'5 x 12'3 (4.09m x 3.73m)
Glazed door to rear opening to roof terrace, coving, textured ceiling, dado rail, radiator, TV point and power points.

EN-SUITE
Opaque window to rear aspect, panel enclosed Jacuzzi bath with mixer taps and shower attachment, wash hand basin with pedestal, low flush WC and extractor fan.

ROOF TERRACE 11'6 x 10'1 (3.51m x 3.07m)
Balustrade-enclosed terrace overlooking the garden.

BEDROOM 3 13'3 x 8'3 (4.04m x 2.51m)
Window to rear aspect, coving, textured ceiling, dado rail, radiator, TV point and power points.

BEDROOM 4 12'3 x 5'1 (3.73m x 1.55m)
Window to side elevation, coving, textured ceiling, dado rail, radiator, TV point and power points. (Currently fitted out with wardrobes and used as a dressing room).

HOUSE BATHROOM
Opaque window to side elevation, coving, textured ceiling, fully tiled walls, four piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, enclosed shower cubicle, wash hand basin with pedestal, mirror, heated towel rail and extractor fan.

GARAGE 15'3 x 8'8 (4.65m x 2.64m)
Single integral garage with electric roller shutter door, outside tap, power and lighting.

GARDEN
Mainly laid to lawn with mature plant and shrub borders, patio area, purpose-built bar with power and lighting, fruit and nut bushes and trees, 50ft polytunnel, chicken run, sheds with power and lighting, pathways, outside tap, outside lights and side entrance.

PARKING
Gated driveway with off-road parking for two vehicles.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax band is D.





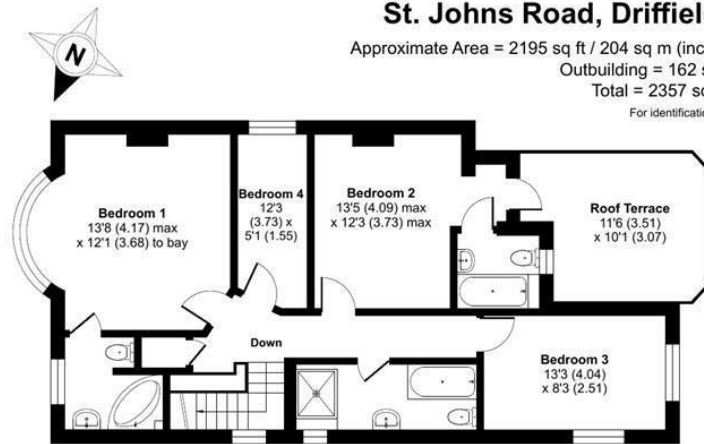
St. Johns Road, Driffield, YO25

Approximate Area = 2195 sq ft / 204 sq m (includes garage)

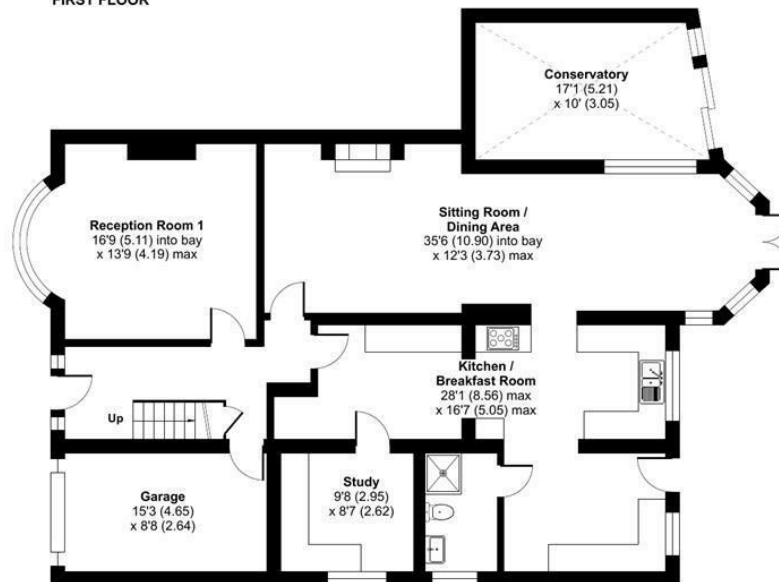
Outbuilding = 162 sq ft / 15 sq m

Total = 2357 sq ft / 219 sq m

For identification only - Not to scale



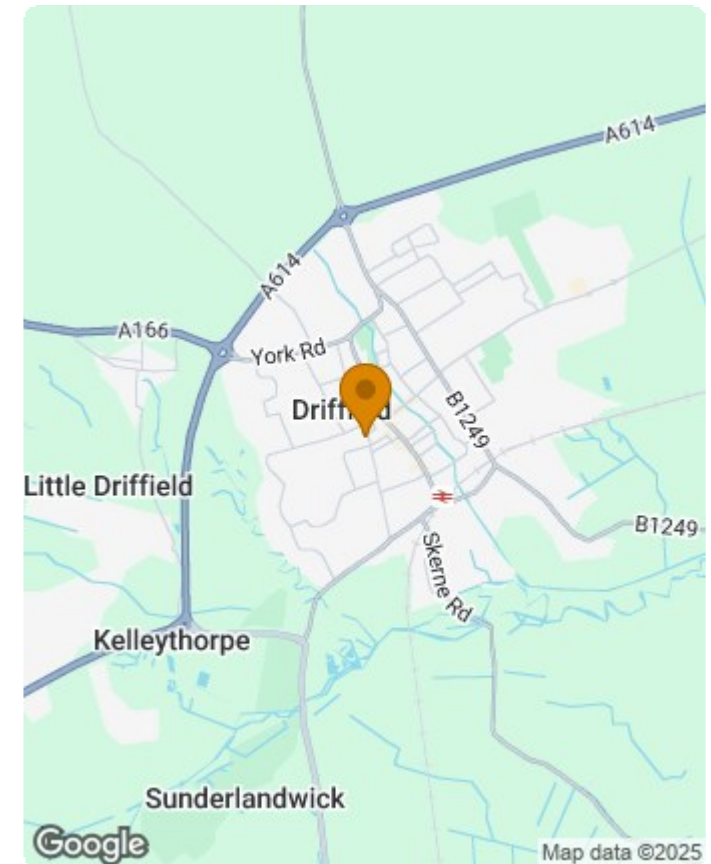
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Willowgreen Estate Agents. REF: 748709



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 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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