



Mexborough House
Driffield, YO25 9UX
Asking price £555,000


WILLOWGREEN
ESTATE AGENTS

A fabulous period home standing in an established colourful garden, with views over the village church.

Step into this stunning period property full of charm and character, nestled in a tranquil and highly sought-after village location. This delightful four-bedroomed home offers ample ground floor space and an abundance of potential, possible annex if required. Perfectly tucked away, it offers privacy and peace, while being close to essential amenities. Two driveways offering plenty of parking.

North Dalton is a charming village nestled in the heart of the Yorkshire Wolds. This small, friendly community is a hidden gem, offering a serene escape from the hustle and bustle of city life, yet is conveniently located between the two market towns of Drifffield and Pocklington (7miles) and just 10 miles from Beverley. It is within commuting distance of both York and Hull and only a half hour's drive to the East Yorkshire coast.
EPC rating E.



ENTRANCE HALL 12'7 x 11'10 (3.84m x 3.61m)
With parquet flooring, timber entrance door into, feature brick fireplace, window to side and rear elevations, radiator and timber wall panelling.

LOUNGE/ DINING ROOM

13'10 x 27'4 (4.22m x 8.33m)
A beautiful bright and airy through room with parquet flooring, feature fireplace with wood burning stove in situ to the lounge area and an open fire to the dining area, bookcase to recess, TV point, three windows to the front elevation, radiators and wall lighting. Stairs leading off to the first floor.

KITCHEN /DINER 14'4 x 28'3 (4.37m x 8.61m)
A great entertaining area with French doors opening onto the patio area and two windows over looking the garden. With a range of base units, belfast sink and mixer tap, work surface over, electric 'AGA' in situ, wall mounted plate rack, vinyl flooring, space for fridge freezer and dishwasher. Open into sitting room.

SITTING ROOM

With parquet flooring, radiator, windows to rear and front elevations and TV point.

UTILITY ROOM 13.6 x 8'9 (3.96m.1.83m x 2.67m)
This is a great addition to the property and could be used as a second kitchen should it be required.

With range of wall and base units, larder unit, space for washing machine, work surface over, stainless steel sink and mixer tap, dual aspect windows, tiled flooring, ceiling spotlighting and radiator.

INNER LOBBY 6'1 x 5'6 (1.85m x 1.68m)
With tiled flooring and ceiling spotlighting.

STORE ROOM/ BOILER ROOM

14'7 x 6'1 (4.45m x 1.85m)
With door to garden, floor mounted oil fired central heating boiler, a generous space with work bench.

SHOWER ROOM 6'8 x 3'4 (2.03m x 1.02m)
A ground floor shower room with tiled shower, thermostatic shower over, pedestal wash hand basin and low level wc, tiled flooring, extractor fan and heated towel ladder.

GARDEN ROOM/ DAY ROOM 14'9 x 14'10 (4.50m x 4.52m)

With tiled flooring, underfloor heating, picture and velux windows and ceiling spotlighting. This large, light multi-purpose room, has been used as an office with electric and broadband sockets. It is now a beautiful day room with French windows onto the garden, but could equally be used as a downstairs bed sitting room with adjacent shower room, WC and kitchen for family or guests.

GALLERIED LANDING 15'2 x 5'11 (4.62m x 1.80m)
A galleried landing with window overlooking the garden, airing cupboard and doors to.

BEDROOM 1 14'1 x 13'4 (4.29m x 4.06m)
A light and spacious bedroom with king trusses, window to front and rear elevations, radiator and wall lighting.

EN-SUITE 14'1 x 7'1 (4.29m x 2.16m)
A modern white suite comprising inset bath, double shower cubicle with thermostatic shower over, pedestal wash hand basin and low level wc, tiled flooring and part tiled walls, heated towel ladder, airing cupboard, beams to ceiling, ceiling spotlighting and dual aspect windows.

BEDROOM 2 13'8 x 11'6 (4.17m x 3.51m)
With views over the village church and garden aspect, French doors to balcony, laminate flooring, radiator and loft access.

BEDROOM 3 14'6 x 12'1 (4.42m x 3.68m)
With window to front elevation and radiator.

BEDROOM 4 15'3 x 8'1 (4.65m x 2.46m)
Currently used as a dressing room, with window to front elevation and radiator.

BATHROOM 9'3 x 7'9 (2.82m x 2.36m)
With white suite, panelled bath with shower over, pedestal wash hand basin and low level wc, heated towel ladder, tiled flooring and part tiled walls, airing cupboard and views over the church.

GARDEN

A generous garden with an abundance of colour, with trees, shrubs and bushes, lawned areas, gravelled areas, good sized york stone patio area, greenhouse, there are two summerhouses, one is used as a garden storage, two

accesses with plenty of parking, garden pond, hedging and fenced boundaries, gated access to the front. The garden is situated on a corner plot which is sunny and light, with open areas and private sections.

PARKING

There is plenty of parking at the property.

SERVICES

Water, drainage and electric are connected. The central heating is oil fired.

TENURE

We understand that the property is Freehold.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is E.

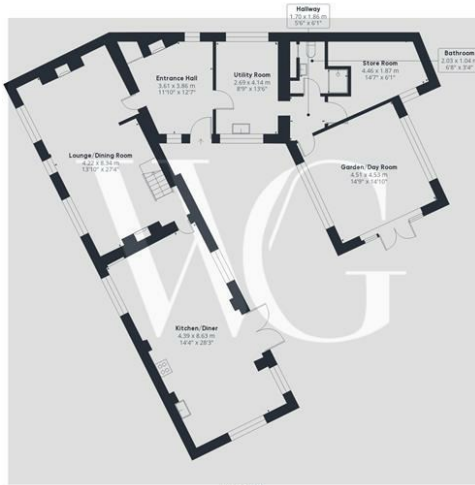
COUNCIL TAX BAND

The council tax band is E.

NOTE







Floor 1



Floor 2

WG

Approximate total area¹⁾
 220.02 m²
 2368.26 ft²

Reduced headroom
 1.2 m²
 12.87 ft²

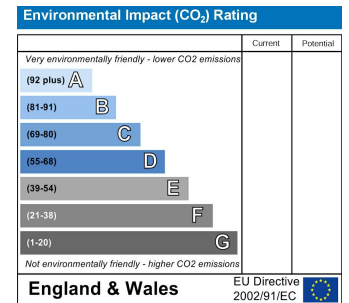
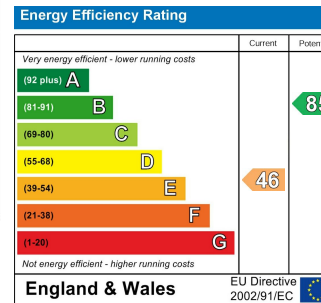
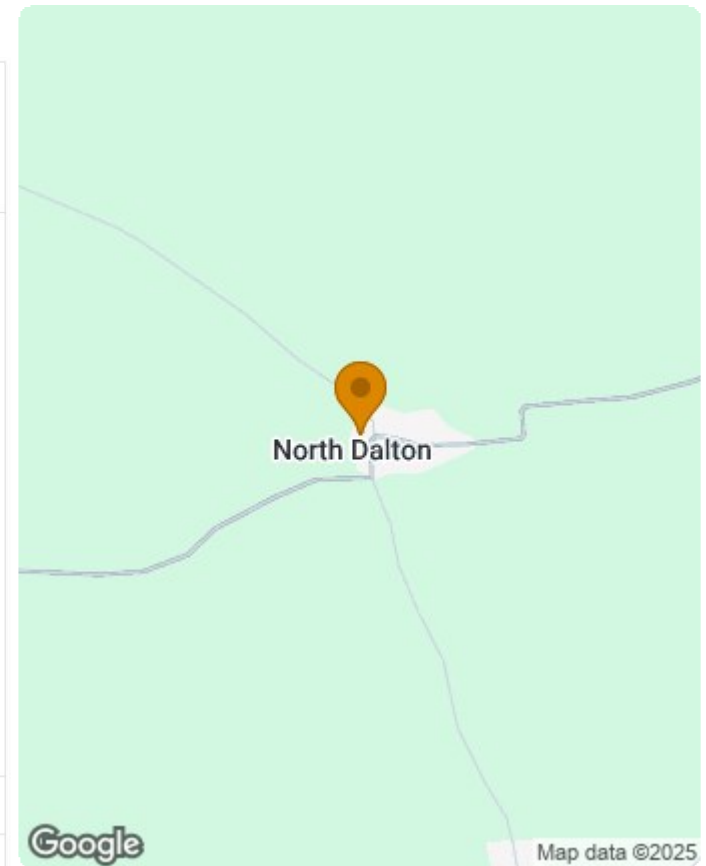
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633