



Bessingdale Beverley Road
Driffield, YO25 6SA
Asking price £315,000

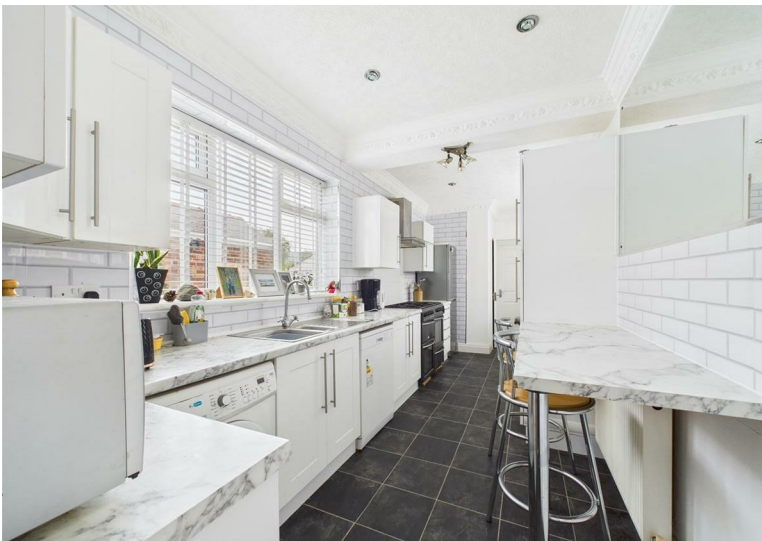

WILLOWGREEN
ESTATE AGENTS

****EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE****

This delightful three bedroom property offers great family accommodation having been extended and enhanced by the current owner. Parking and generous plot with landscaped garden. VIEWING RECOMMENDED!!

Named as one of The Sunday Times' "Best Places to Live in the North of England", Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield 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 5'7" x 14'10" (1.72 x 4.53)
With Upvc door into, radiator, coving and understairs cupboard.

DINING ROOM 13'3" x 11'4" (4.06 x 3.47)
With bay window to front elevation, feature fireplace, coving and radiator. Double doors to lounge.

LOUNGE 11'8" x 14'10" (3.58 x 4.54)
With French doors to garden, feature fireplace, radiator and coving.

KITCHEN 7'4" x 22'0" (2.24 x 6.72)
With range of wall, base and drawer units, breakfast bar, work surface over, tiled and wetwall splash back, space for range cooker, fridge freezer, dishwasher and washing machine. Stainless steel 1 1/2 bowl sink and mixer tap, two windows to side elevations, coving ceiling spot lightings and vinyl flooring.

CLOAKS/ WC
With low level wc and wall mounted wash hand basin, fully tiled throughout.

UTILITY ROOM 6'4" x 6'0" (1.94 x 1.84)
With works surface over, space for fridge and tumble dryer, wall mounted gas central boiler.

MUSIC/ DAY ROOM 14'11" x 13'9" (4.57 x 4.21)
With French doors to garden/ patio area, two windows overlooking the garden, wall mounted electric heater and ceiling spotlighting. (To include the the large HD Tv Sceen with Dolby sound and cabled internet).

GARAGE SPACE/ STORAGE9'0" x 5'10" (2.76 x 1.79)
A good sized space with roller shutter door to give a storage space.

GARDEN ROOM/ DINING ROOM 7'3" x 11'6" (2.21 x 3.53)
A light and airy room with ceiling spotlighting, coving and Fench doors to garden.

LANDING 2'11" x 8'8" (0.91 x 2.65)
With window to side elevation, loft access and doors to.

BEDROOM 1 13'3" x 14'0" (4.04 x 4.28)
With bay window to front elevation, range of fitted furniture and radiator.

BEDROOM 2 11'4" x 12'8" (3.47 x 3.87)
With window to rear elevation, wardrobes and radiator.

BEDROOM 3 7'9" x 9'0" (2.37 x 2.76)
With wardrobes, radiator, opening into office space.

OFFICE SPACE 7'4" x 7'4" (2.26 x 2.26)
With window to side elevation, cabled internet, laminate flooring and door to shower room.

SHOWER ROOM 7'3" x 4'7" (2.22 x 1.42)
With white suite comprising shower cubicle with electric shower over, pedestal wash hand basin, low level wc, heated towel ladder and window to front elevation.

BATHROOM 6'0" x 6'0" (1.85 x 1.84)
A super white suite with slipper bath with claw feet, vanity wash hand basin, low level wc, heated towel ladder.

GARDEN
The property has a wrought iron gated frontage wth brick wall and wrought iron fencing.

To the rear the garden has been landscaped and planted with a variety of high quality specimen trees, bushes, shrubs and flowers, all giving a colourful presence at certain times of the year. There are patio areas, water feature with waterfall, decking with summerhouse, climbers and pergola. There is a secret garden which has a railway theme and offers fruit trees and planting.

Outside tap and outside lighting.

GARAGE
The garage was converted and there is a storage area available, see above.

PARKING
The driveway is block paved and offers generous parking.

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 C.

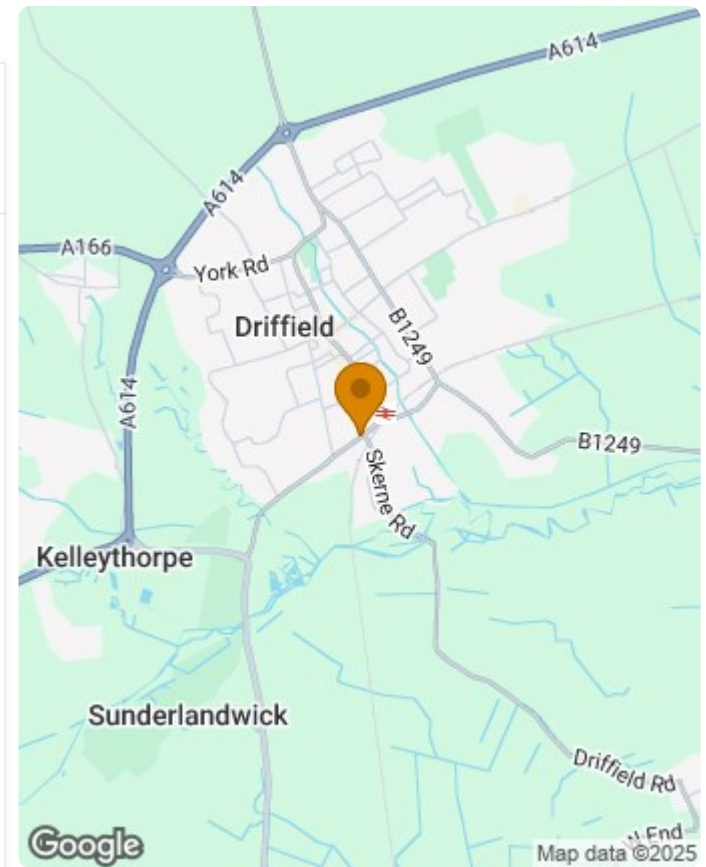






Approximate total area⁽¹⁾
157.8 m²
1698 ft²


GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	