



36 St. Johns Road  
Driffield, East Yorkshire YO25 6RS  
Offers in the region of £650,000

WILLOWGREEN  
ESTATE AGENTS

36 St John's Road is a beautiful spacious detached home built in the 1870's and is situated on one of Driffield's most reputable roads, close to local amenities, schools and train station. The house has a wealth of period features including sash style double glazed windows, internal wooden shutters, cornices, ceiling roses and feature fireplaces throughout.

The property comprises; a large open entrance hallway, sitting room, day room leading to dining kitchen, utility room, guest cloakroom, boot and boiler room to the ground floor. To the first floor are the master bedroom with en-suite shower room and dressing room, three further double bedrooms, study/bedroom 5, a house bathroom and separate WC. The property has the benefit of off-road parking and a double garage. Side access to the rear encompassing a large walled private garden with lawned area bordered by an array of trees and plants. A decked patio area, perfect for those sunny afternoons and socialising.

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**

Outer wooden half glazed double door, wooden glazed inner entrance door, ceiling rose, cornice, tiled flooring, radiators, power points and stairs to first floor landing.

**KITCHEN/DINER** 20'3" x 12'0" (6.19 x 3.68)

Double glazed sash windows to the side aspect of the property overlooking the garden, wooden flooring, bespoke wooden kitchen range comprising of wall and base units with roll top granite work surfaces, tiled splash back. Peninsular unit with stainless steel work surface, sink and drainer. Plumbed for dishwasher, space for fridge freezer, gas/electric range cooker, extractor hood and power points. Archway leading to...

**DAY ROOM** 14'0" x 13'10" (4.28 x 4.24)

Double glazed bay sash windows with wooden shutters to the front aspect of the property, wooden flooring, cornice, ceiling rose, picture rail, open feature fireplace, radiator, TV point and power points.

**LOUNGE** 20'0" x 13'10" (6.10 x 4.24)

Double glazed bay sash window to the front aspect, double glazed sash window to the side - all with painted wooden shutters, ceiling rose, cornice, picture rail, open feature fireplace, french doors into the dining room, radiators, TV point and power points.

**DINING ROOM** 14'2" x 12'10" (4.33 x 3.92)

Double glazed window to the side aspect with painted original wooden shutters, ornate fireplace, fitted cupboards, cornice, ceiling rose, picture rail, quarry floor tiling, radiators and power points.

**UTILITY** 15'1" x 8'2" (4.60 x 2.51)

Windows to the side and rear aspect of the property, a range of wall and base units with roll top work surfaces, space for washing machine, fridge freezer and tumble dryer, sink and drainer unit, radiator and power points.

**CLOAKROOM**

Window to side aspect, wall mounted low flush w/c, wash hand basin and heated towel rail.

**BOOT ROOM**

Shelving, coat hooks and drying racks.

**BOILER ROOM** 9'7" x 8'2" (2.93 x 2.50)

Concrete floor with gas boiler, power points and lighting

**REAR PORCH**

Half glazed door exiting to rear garden

**SIDE ENTRANCE**

Wooden door to side aspect, tiled flooring, radiator and power points.

**FIRST FLOOR LANDING**

Feature stain glass window to rear aspect, cornice, lighting and power points.

**BEDROOM ONE** 17'11" x 14'0" (5.48 x 4.27)

Double glazed window to front and side aspect, picture rail and cornice, electric feature fireplace, radiator, tv point, power points and doors to dressing room and ensuite.

**EN SUITE**

Tiled floor, fully tiled shower cubicle with power shower, wall mounted low flush w/c, wash hand basin, part tiled walls, heated towel rail and extractor fan

**DRESSING ROOM** 11'8" x 6'8" (3.58 x 2.05)

Double glazed window ; access via the master bedroom and also the first floor landing if internal shelving is removed, radiator, lighting and power points. Can also be converted to a single bedroom if required.

**BEDROOM FOUR** 14'1" x 11'10" (4.31 x 3.63)

Double glazed window to the front aspect, fitted wardrobes, fitted bookshelves, cornice and picture rail, radiator and power points

**BEDROOM TWO** 14'2" x 12'9" (4.32 x 3.91)

Double glazed window to side aspect, fitted wardrobes and bookcases, cornice and picture rail, wash hand basin, radiator, power points and loft access.

**BEDROOM THREE** 14'3" x 12'0" (4.36 x 3.67)

Double glazed window to side aspect overlooking rear garden, coving, wash hand basin with pedestal, loft access, radiator, power points and cupboard housing water tank.

**STUDY** 8'0" x 5'4" (2.45 x 1.64)

Can also be used a single bedroom. Double glazed window to the side aspect, fitted cupboards, telephone point and power points.

**FAMILY BATHROOM**

double glazed window to side aspect, 3 piece suite comprising of panel enclosed bath with mixer taps and mains shower, low flush w/c, wash hand basin with vanity, part tiled walls, heated towel rail and airing cupboard with radiator.

**GARDEN**

North west facing walled garden, mainly laid to lawn with plant and shrub borders, sunny raised deck area, stone patio with jacuzzi and side entrance.

**GARDEN STORE** 19'3" x 6'4" (5.87 x 1.94)

Store room with electric points and lighting.

**DOUBLE GARAGE / PARKING**

22'10" x 19'3" (6.97 x 5.87 )

Twin bay garage with two electronic roller doors, power points and lighting. Private drive with off street parking for two cars, with secure metal gates. Gardens to front and side of property with wall and railings.

**TENURE**

We understand that the property is freehold.

**SERVICES**

All mains services connected to the property. KCOM broadband full fibre to the property.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is D.

**COUNCIL TAX BAND**

The council tax banding F.





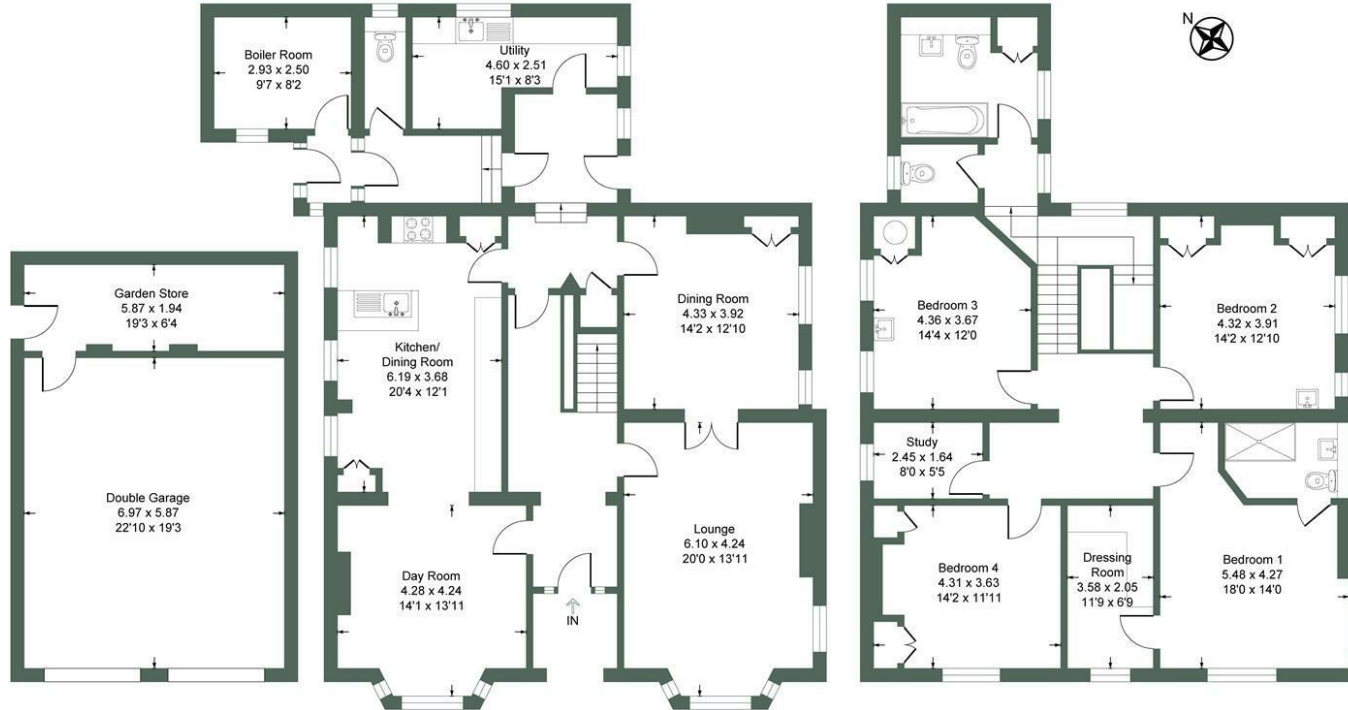


### 36 St John's Road

Approximate Gross Internal Floor Area = 266.0 sq m / 2864 sq ft

Garage/Outbuilding Area = 52.9 sq m / 570 sq ft

Total Area = 319.0 sq m / 3434 sq ft

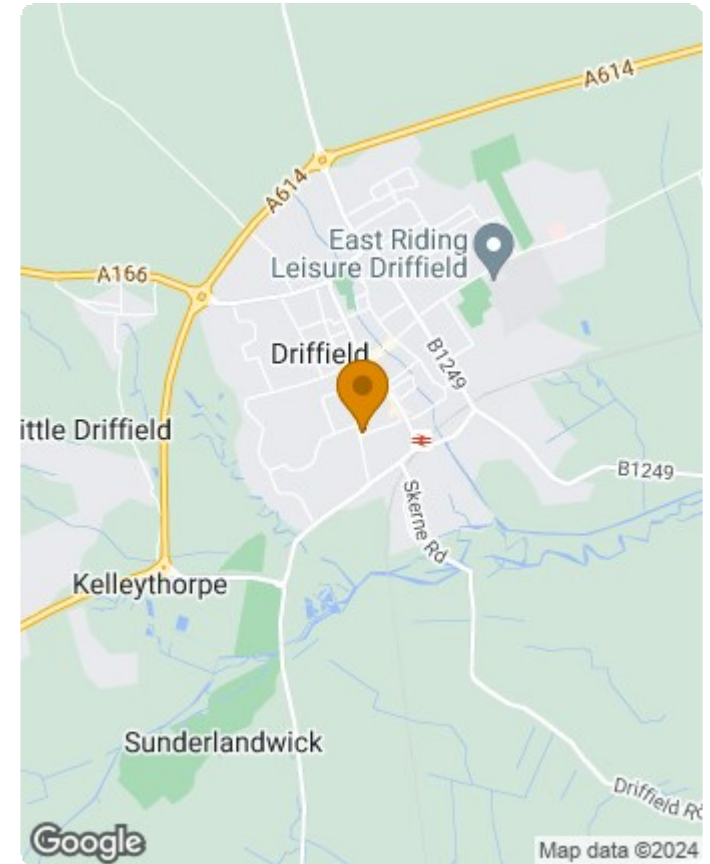


Garage/Outbuilding

Ground Floor

First Floor

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	

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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