

# linkagency

4 Bedroom House - Detached for Sale

£550,000

38 St. Johns Road, Driffield, YO25 6RS



## KEY FEATURES

- EXTENDED , SPACIOUS, 4 BEDROOM, PERIOD DETACHED
- TASTEFULLY RENOVATED AND RESTORED
- LARGE PLOT : FULLY LANDSCAPED
- AMPLE PARKING SPACE
- LOG BURNERS TO 2 OF RECEPTION ROOMS
- FEATURE RECLAIMED PERIOD FIREPLACES TO 3 OF BEDROOMS
- SOUGHT-AFTER, EXCLUSIVE LOCATION
- VERSATILE ACCOMMODATION : 4 GROUND FLOOR RECEPTION AREAS
- CLOSE TO PUBLIC TRANSPORT + AMENITIES
- MILES TO: SCARBOROUGH 22; BRIDLINGTON 13; HULL 22 ;YORK 30

HEAD OFFICE

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This attractive, double fronted, period, detached property dates back to 1900 - the late Victorian era - and has been tastefully, renovated, improved and extended by the proud, current owners, to create versatile 4 bedroom, 4 reception room spacious accommodation which cannot fail to impress the discerning buyer. The stunning property is located on the tree-lined, exclusive, St John's Road off Beverley Road, which lies close to the town centre. St John's Road consists of attractive, high end, period properties and as such, is a very much sought-after area to live, in the popular, rural market town of Driffield.

The stunning home is approached via a wide, pillared entrance leading to a gravelled, large driveway, with easy, multi-vehicle parking space. To the rear is a fabulous, beautifully maintained, private, enclosed, landscaped garden with multiple patios and outdoor living / dining areas to include a purpose-built, timber "pub" and a covered barbeque bar.

There is neutral, tasteful decor through-out the beautifully presented and very well-maintained interior which has been renovated with a modern twist yet in keeping with the original designs of a period property. There is quality flooring throughout and a fabulous slate roof which was replaced in 2011. Log burners are found in the 2 front reception rooms in beautiful fire surrounds with a period effect, gas fire set in a tasteful wood and granite surround to the 3rd, rear reception area. The 4th reception area, part of the extended living dining kitchen opens to the beautiful, thoughtfully designed rear garden where birdsong and tranquility can be experienced. The ground floor also features a large utility room and ground floor WC.

Upstairs are 3 double bedrooms with feature reclaimed fireplaces a family bathroom and a 4th single bedroom.

#### DRIFFIELD

Driffield is a sought-after, picturesque, market town located at the head of the rolling East Yorkshire wolds. The residential town offers a wide range of amenities including 2 doctors surgeries, 2 dental surgeries, independent retail stores, cafes and restaurants as well as chain stores including, Boots, WH Smith, Tesco and Lidl. There are 2 primary schools as well as a popular secondary school. The East Yorkshire coast is just a 25 minute drive away and the area is surrounded by multiple pretty wolds' villages including: Hutton Cranswick, Wetwang, Sledmere and Burton Agnes, which are easily reached by car or even cycle. Cycling is a popular activity in the area owing to the many nearby quiet country roads, for example, the close-by Skerne Road which leads to Wansford. Driffield show ground - where an annual agricultural show is held as well as other local events - is just a 20 minute walk away and the town centre can be reached in approximately 5 minutes by foot.

The home is conveniently located not far from the A614 Beverley road (Beverley 12 miles) and a short walk, 8 minutes, to the town's small railway station on the East Yorkshire coast line, stopping at towns and villages between Hull and Scarborough. The property also is close to access roads to East and North Yorkshire's other main towns: Scarborough 22 miles, Bridlington 13 miles and Hornsea 16 miles. The city of York is 30 miles away and Hull is within 22 miles distance.

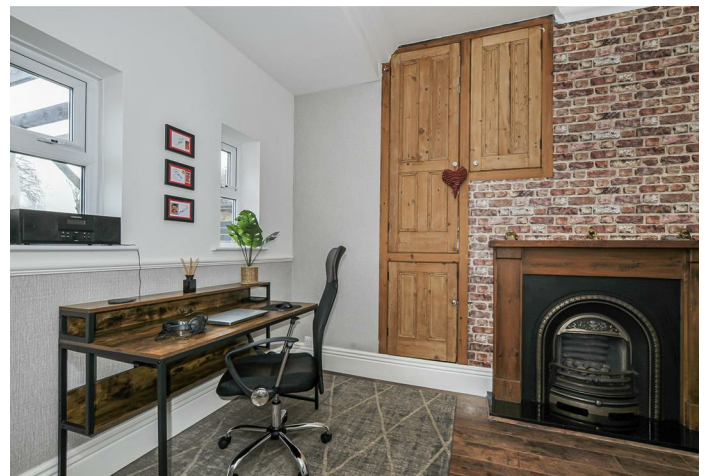
#### ENTRANCE PORCH

Covered entrance porch - Quality composite door with stained glass feature window

#### HALLWAY

19'4" x 4'10"

Spacious - Quality wood laminate flooring - Column radiator - Feature round window to the rear - Understairs storage cupboard - Heating thermostat





### RECEPTION 1

14'5" x 11'8"

Quality wood laminate flooring - Feature fire place with log burner, stone back and hearth and wood mantel - Picture rail - Bay window with aspect to the front - Coving - Radiator - Deep skirting boards

### RECEPTION 2

14'5" x 11'8"

A second sitting room - Feature log burner - Granite hearth - Wood surround and mantel - Quality wood laminate flooring - Bay window with bay storage and aspect to the front - Radiator - Dado rail - Coving - Deep skirting boards

### OPEN PLAN KITCHEN/DINING/LIVING

25'2" x 10'8"

Kitchen :

Oak kitchen with a comprehensive range of base and eye level units including a plate rack and glass fronted display cabinets - Under unit lighting - Tiled splash backs - 1.5 bowl composite sink - Brushed chrome mixer tap - Space for range cooker - Stainless steel extractor hood - Roll over work top - 2 windows with aspect to the side - Built-in dishwasher - Coving - Recessed ceiling downlights

Dining area:

Space for large dining table and chairs

Sitting area:

Tv point - Space for sofas - Feature exposed brick wall - Coving - Tri - fold doors to the decking patio and garden beyond

### UTILITY ROOM

10'11" x 5'1"

Large utility room - Base units - Composite work top over - Space and plumbing for washer and dryer- Wall mounted gas central heating boiler - Half glazed door to the side and rear - Extractor fan

### WC

5'1" x 3'3"

Low flush WC - Part panelled walls - Sink set n cupboard unit - Radiator - Aspect to the side

### RECEPTION 3

12'8" x 11'8"

A third versatile large reception space currently used as a work place/ study and gym - 2 windows with aspects to the rear - Built-in original cupboards with original restored doors - Period effect gas fire set in a granite back and hearth with a wood surround - Radiator - Coving - Deep skirting boards

### STAIRS AND LANDING

Painted wood balustrades - Fitted carpet - Dado rail - Mid landing with contemporary stained glass feature window - Main landing with loft access - Pull down loft ladder - Boarded loft and power

### BEDROOM 1

17'4" x 11'3"

Very large, principal double room - Feature reclaimed Victorian fireplace - Picture rail - Coving - 2 windows with aspects to the front - Fitted carpet - Radiator

### BEDROOM 2

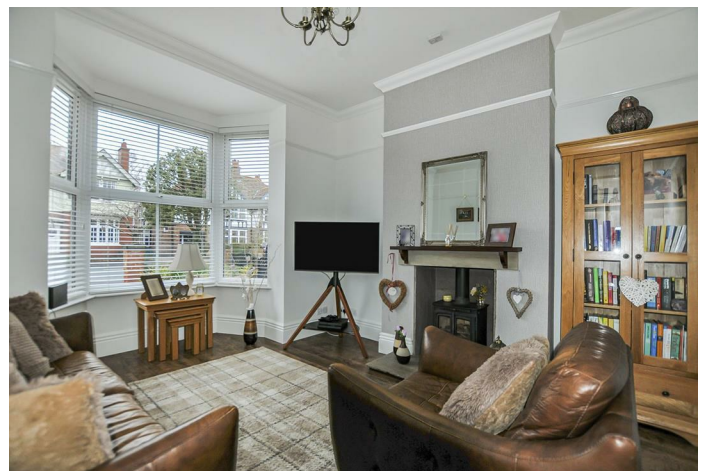
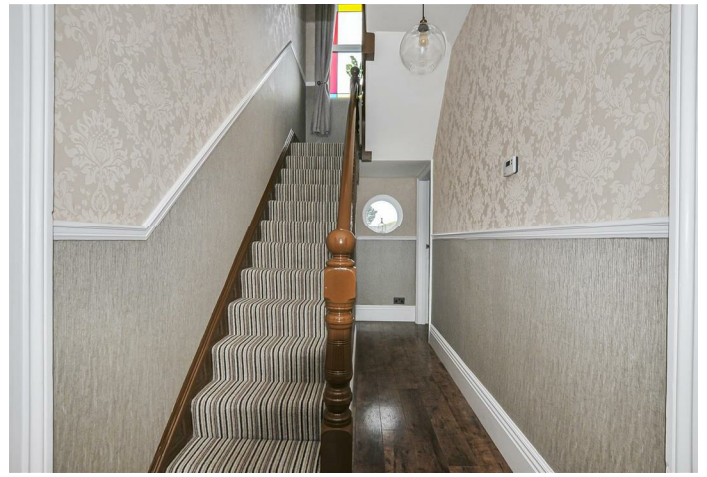
11'9" x 11'3"

Good size double room - Fitted carpet - Picture rail - Coving - Window with aspect to the front - Radiator

### BATHROOM

6'5" x 6'0"

Fully tiled - Bath with dual head, over bath shower - Glass shower screen - Vertical panel radiator - Extractor fan - Sink set on cupboard unit - Linoleum flooring - Window with aspect to the rear



### **BEDROOM 3**

11'9" x 9'8"

Double room - Picture rail - Reclaimed Victorian fireplace - Radiator - Aspect to the rear - Coving - Fitted carpet

### **BEDROOM 4**

9'6" x 7'8"

Single room - Aspect to the rear - Fitted carpet - Coving - Recessed ceiling down lights - Radiator

### **PURPOSE BUILT BAR / OFFICE**

11'10" x 8'7"

Quality timber building - Upvc, double glazed windows and double doors - Power - Purpose-built bar - Seating area - Wood effect linoleum flooring - Porch area with decking

### **PERGOLA**

19'8" x 9'10"

Pergola over the west facing raised, paved patio area with seating space

### **BBQ SPACE**

Large, purpose-built barbecue island

### **GARDENS**

Landscaped gardens

Front;

Gravel driveway with parking for 4 plus vehicles - Pillared entrance - Feature low brick wall - Tree in island - Shrubbery - Gate to the side -

Sides

Pavers to both sides - Shed to one side

Rear

Large space with 3 patio areas including : decked seating area off the living room; paved seating area close to the house and rear seating and barbeque area adjacent to the bar - Large lawn - Raised border with a variety of herbaceous perennials - Fencing to 1 side - Brick wall to rear and other side - Privacy fencing attached to brick walls

### **EXTRA DETAILS**

Extended 2015

Gas central heating with quality, serviced boiler and modern radiators throughout

New slate roof

UPvc windows throughout

Good Epc rating : D

Tv sockets to the majority of the rooms

### **JAYNE AT LINK AGENCY**

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

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**Approximate Gross Internal Floor Area = 144.7 sq m / 1558 sq ft**  
**Outbuilding Area = 7.7 sq m / 83 sq ft**  
**Total Area = 152.5 sq m / 1642 sq ft**

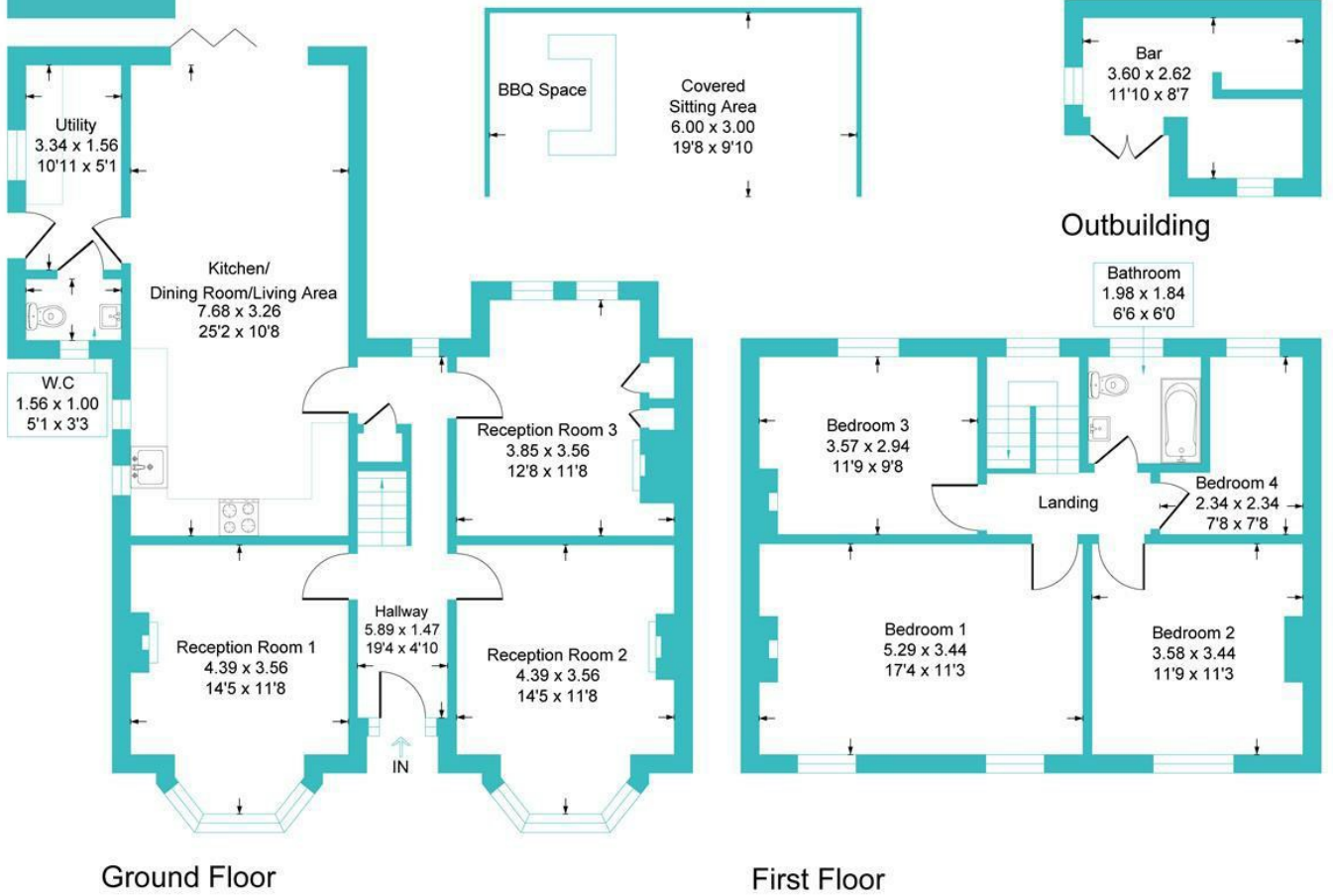


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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