



**Beverley Road, Cranswick Driffield YO25 9PQ**

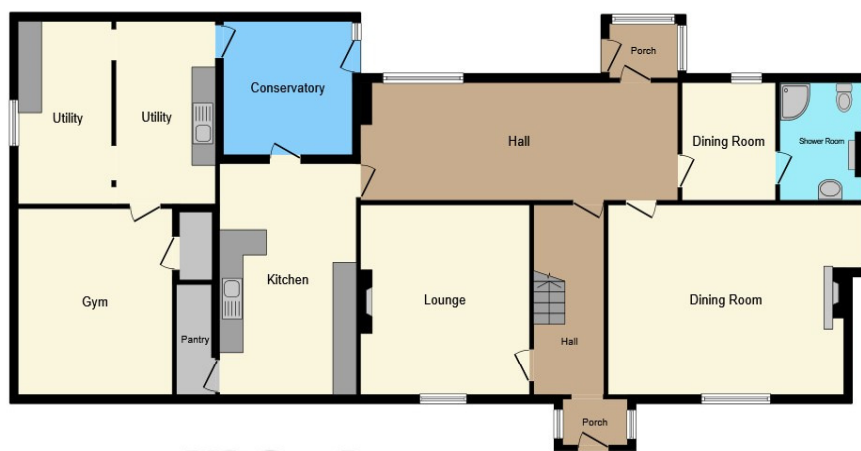


**Welcome to**

**Beverley Road, Cranswick Driffield**

MUST BE VIEWED is this double-fronted period detached family property retaining many original features with character throughout, situated in a non-estate position in this popular village.





## Ground Floor



## First Floor

### Location

### Entrance Porch

### Entrance Hall

### Lounge

20' 2" x 14' 1" ( 6.15m x 4.29m )

### Sitting Room

15' x 14' ( 4.57m x 4.27m )

### Dining Room

25' 1" x 8' 9" ( 7.65m x 2.67m )

### Study

8' 3" x 7' 2" ( 2.51m x 2.18m )

### Ground Floor Shower Room

### Kitchen

17' 7" x 10' 9" ( 5.36m x 3.28m )

### Conservatory

11' 9" x 11' 6" ( 3.58m x 3.51m )

### Landing

### Bedroom 1

14' 2" x 14' 2" ( 4.32m x 4.32m )

### Jack & Jill En Suite

### Bedroom 2

14' 1" x 12' 1" including wardrobes ( 4.29m x 3.68m including wardrobes )

### Bathroom

### Bedroom 3

15' into recess x 9' 3" ( 4.57m into recess x 2.82m )

### Bedroom 4

14' 6" into recess x 9' 1" ( 4.42m into recess x 2.77m )

### Separate Annex

### Utility Room/Kitchen

16' 3" x 14' 2" inc stairs ( 4.95m x 4.32m inc stairs )

### Reception Area

14' 6" x 13' ( 4.42m x 3.96m )

### Bedroom 5

16' 1" x 14' 1" restricted head height ( 4.90m x 4.29m restricted head height )

### Bedroom 6

14' 1" x 8' restricted head height ( 4.29m x 2.44m restricted head height )

### Outside

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**Welcome to**

## **Beverley Road, Cranswick Driffield**

- Versatile period home
- Easy conversion of separate annex if required
- Ample parking for multiple vehicles to the rear and enclosed gardens
- Non-estate position
- No onward chain and immediate vacant possession

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107061](http://williamhbrown.co.uk/Property/BEV107061)



Property Ref:  
BEV107061 - 0007

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