



'Achnacarry'
Beverley Road
Driffield, YO25 6SA

ASKING PRICE OF

£275,000

3 Bedroom Semi-Detached House



Rear Elevation



3



2



1



Garage, Off
Road Parking



Gas Central Heating

‘Achnacarry’ Beverley Road, Driffield, YO25 6SA

A VERY IMPRESSIVE semi-detached house located in a non-estate setting, conveniently situated for access into the town centre with all its amenities. Potentially, this is an ideal family home and given that these houses are slightly larger than the majority of similar properties, bedrooms are generous as are both reception rooms.

The property enjoys a south facing aspect to the rear and, as such, will benefit from the sunshine! The garden itself is again extensive and larger than it first seems with a patio being immediately adjacent to the house itself giving way to a well established area of private garden beyond which is a further "hidden garden" that is again enclosed and provides the next owner many options.

There is vehicle access via a side drive and this leads to a large garage. The garage is a drive-through type with openings to the front and rear.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Dining Room



Lounge



Lounge

Accommodation

MAIN ENTRANCE HALL

15' 1" x 5' 10" (4.60m x 1.79m)

With staircase leading off to the first floor. Built-in understairs cupboard. Radiator.

Doors leading off to the principal accommodation.

DINING ROOM

11' 7" x 13' 3" (3.55m x 4.05m)

With front facing bay window and laminate flooring. Picture rail. Radiator.

This is currently used as a formal dining space by the current owners but could easily be used as an additional separate reception room, if required.

LOUNGE

14' 2" x 11' 8" (4.34m x 3.58m)

With rear facing patio doors overlooking the rear garden. Ornate fire surround with gas fire, fitted picture rail and radiator.

KITCHEN

19' 7" x 7' 4" (5.97m x 2.24m)

Fitted along one wall with a range of base cupboards featuring cupboards and drawers finished with oak panelled doors and drawers. Inset sink with swan neck mixer tap and integrated appliances including four ring gas hob with extractor over. Fitted double oven and dishwasher. Dual side windows plus sliding doors out onto the exterior.

CLOAKROOM/WC

With low level WC and vanity wash hand basin. Fully tiled walls. Tiled floor.

FIRST FLOOR LANDING

With obscured glass window.

BEDROOM 1

13' 8" x 11' 0" (4.18m x 3.37m)

Currently used as the Master Bedroom and featuring wardrobes along one wall and having mirrored doors. Large front facing bay window plus fitted picture rail. Radiator.

BEDROOM 2

12' 2" x 9' 10" (3.71m x 3.00m)

With rear facing window and built-in wardrobes. Fitted picture rail.



Kitchen



Cloaks/WC



Bedroom 1



Bedroom 2

BEDROOM 3

8' 7" x 7' 10" (2.63m x 2.39m)

This bedroom is of a good proportion and features a window to the rear. Picture rail. Radiator.

SHOWER ROOM

With Quad rant style shower enclosure, fully tiled walls and plumbed-in shower. Low level WC and pedestal wash hand basin. Radiator.

OUTSIDE

The property stands well back from the road behind its own front forecourt. The forecourt itself is block paved and, as such, provides generous off-street parking for multiple vehicles. In addition, there is a side drive which leads to a detached garage (5.61m x 4.51m) with front facing up and over door plus door to the rear. Electric power and lighting connected.

To the rear of the property is a paved patio and this leads to a further area of landscaped gardens which are established and generously proportioned.

The garden also features a further "hidden" area which again is established and features an ornamental pond. This hidden area offers the owners of the property many options and could be

used as a more productive vegetable type garden/allotment, for small livestock or, indeed, as it is at the current time.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX

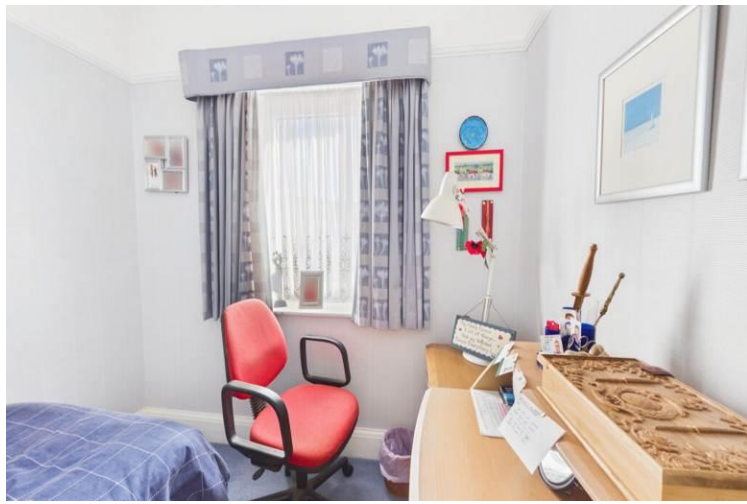
Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

NOTE

Heating systems and other services have not been checked.



Bedroom 3



Shower Room



Patio Area



Side Elevation

All measurements are provided for guidance only.

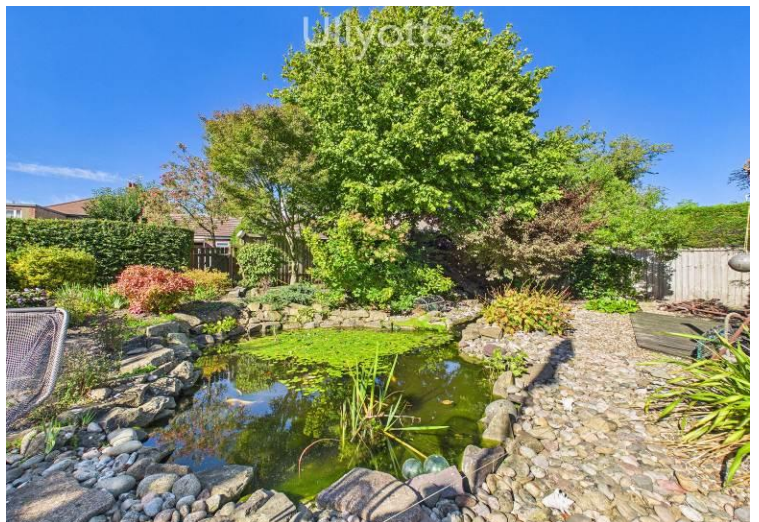
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

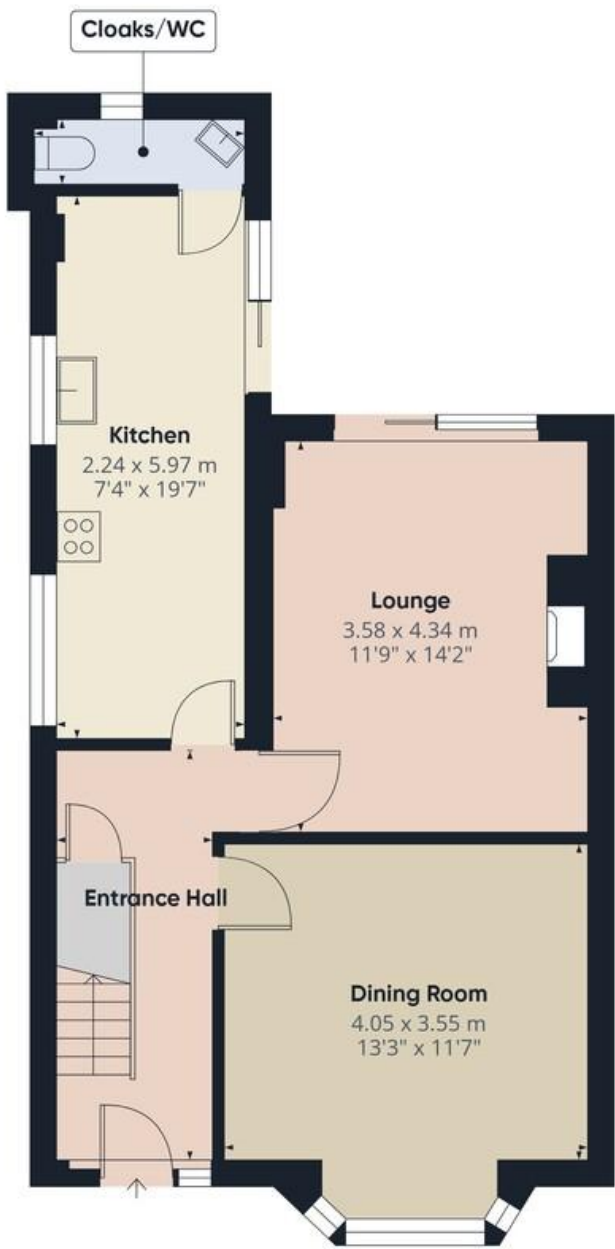
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



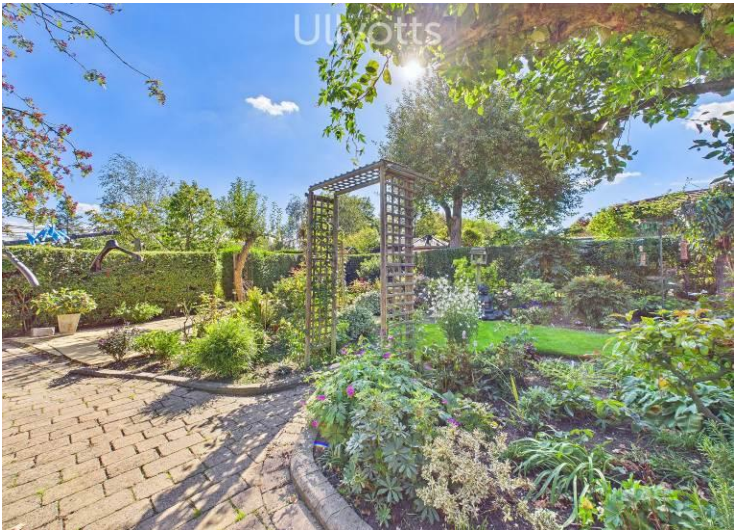
The digitally calculated floor area is 96 sq m (1,029 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

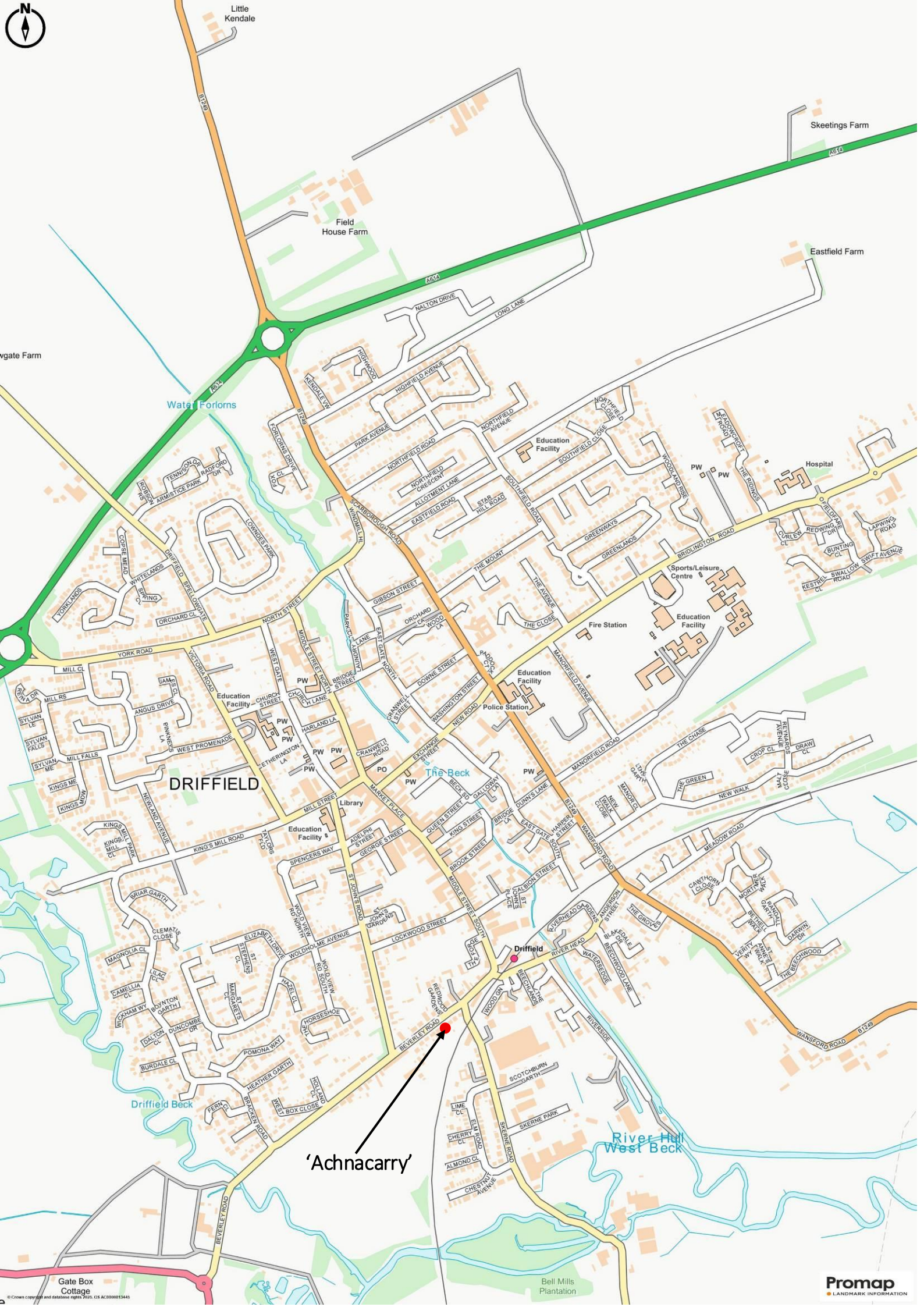


Floor 0 Building 1



Floor 1 Building 1





gate Farm

Little
Kendale

Field
House Farm

Skeetings Farm

Eastfield Farm

Water Forloms

Hospital

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hull
West Beck

'Achnacarry'

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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