



# Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

6 WOLD VIEW ROAD SOUTH, DRIFFIELD, YO25 6RR EAST YORKSHIRE



# 6 WOLD VIEW ROAD SOUTH, DRIFFIELD, YO25 6RR

**Guide Price : £650,000**

**Beverley 14 miles**

**Hull 23 Miles | York 28 miles**

A rare opportunity to purchase a fantastic property close to the local town centre. 6 Wold View Road South sits on around 0.23 acres and is an exceptional five bedroom detached property. This extended period home presents fabulous space throughout with extensive family accommodation whilst occupying a private plot. These sorts of homes are rarely available and combines character, elegance yet practicality. Boasting high ceilings and a seamlessly flowing floorplan each room is filled with natural light throughout. The current vendors over the years have upgraded certain aspects of the property by fitting a high quality kitchen and stylish yet timeless bathrooms and offering a blank canvas in other rooms for any potential buyer to put their own stamp on it. Viewings are highly recommended to fully appreciate the space and potential that this home has to offer.

The property briefly comprises:- entrance hall, lounge, rear hallway, WC, open plan kitchen/breakfast area, dining room/pool room, living room, first floor landing with primary bedroom, dressing room and en-suite, a further four bedrooms, family bathroom, rear garden, garage with utility room, additional storage space and ample off street parking.

### **LOCATION**

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



**ENTRANCE HALL- 15'6 (4.72m) x 8'0 (2.44m)**

Welcoming entrance hall with door and stained glass window to the front aspect, coving, dado rail, stairs leading to the first floor landing with understairs cupboard, fitted carpets, radiator, telephone point and power points.

**LOUNGE- 13'6 (4.13m) x 12'6 (3.81m)**

Cosy lounge with window to the front and side aspect, exposed beams, fitted carpets, wall mounted electric heater, radiator, TV point and power points.

**REAR HALLWAY- 8'11 (2.73m) x 10'6 (3.21m)**

Door and windows to the side aspect, dado rail, oak built in storage cupboards and drawers, fitted carpets, radiator and power points.

**WC- 3'6 (1.09m) x 5'9 (1.78m)**

Opaque window to the side aspect, partially tiled walls, Lusso low flush WC and wall mounted sink with mixer tap, tiled flooring and radiator.

**OPEN PLAN KITCHEN/BREAKFAST AREA- 21'1 (6.43m) x 12'10 (3.92m)**

A stunning and naturally light area with door and windows to the rear aspect leading onto the garden, window to the side aspect, inset spotlights, picture rail, boiler, a range of wall and base units with granite worktop, larder cupboard, inset sink with drainer unit, integrated Siemens appliances including fridge/freezer and dishwasher, eye-level double oven, induction hob, wood effect Kardean flooring, radiator and power points.

**DINING ROOM/POOL ROOM- 13'6 (4.12m) x 12'6 (3.83m)**

Currently used as a entertaining room but is versatile with window to the side aspect, Victorian

ornate coving, built in shelving, oak herringbone flooring, radiator and power points.

**LIVING ROOM- 21'8 (6.61m) x 25'6 (7.78m)**

A spectacular and grand living room which is breathtaking when you walk in. There are floor to length windows to the rear, one with a door leading out to a patio area, extra window to the front aspect, Victorian ornate coving, coving, open fireplace with marble surround and hearth, fitted carpets, radiators, TV point and power points.

**FIRST FLOOR LANDING**

'L' shaped with window to the side aspect, dado rail, fitted carpets, radiators and power points.

**BEDROOM ONE- 12'2 (3.71m) x 13'0 (3.98m)**

A stunning primary bedroom which is a great size with windows to the rear aspect, fitted carpets, radiator and power points.

**DRESSING ROOM- 12'3 (3.75m) x 11'5 (3.49m)**

Leading on from the bedroom is a dressing area with window to the rear aspect, fitted carpets, radiator and power points.

**EN-SUITE- 8'11 (2.73m) x 8'7 (2.62m)**

Stylish en-suite with opaque window to the front aspect, inset spotlights, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and crosswater taps, Charlotte Edwards Richmond contemporary freestanding bath with shower attachment, large walk in Aqualisa shower, wood effect Kardean flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 17'0 (5.18m) x 12'9 (3.91m)**

Another spacious bedroom with window to the rear

aspect, inset spotlights, coving, tiled splash back, wall mounted sink with vanity unit, fitted carpets, radiator and power points. The bedroom also has pipework to put an en-suite back into the room.

**BEDROOM THREE- 15'6 (4.74m) x 12'6 (3.81m)**

Bay window to the front aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

**BEDROOM FOUR- 11'6 (3.51m) x 12'4 (3.78m)**

A fourth double bedroom with window to the side aspect, built in wardrobes, sink with vanity unit and mixer tap, fitted carpets, radiator and power points.

**BEDROOM FIVE- 9'0 (2.74m) x 8'0 (2.45m)**

Window to the front aspect, built in wardrobes and cupboards, fitted carpets, radiator and power points.

**BATHROOM- 8'10 (2.71m) x 6'10 (2.10m)**

Family bathroom with opaque window to the side aspect, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, walk mounted sink with mixer tap, panelled bath, Aqualisa shower and tiled flooring.

**GARAGE- 16'3 (4.95m) x 9'10 (3.02m)/8'10 (2.71m) x 9'5 (2.88m)**

Sectioned garage with roller door, side pedestrian door into the property, power and lighting. Leading on from this is an additional part with side pedestrian door and window into the garden, sink with drainer unit, wall and base units, plumbing for washing machine, space for dryer, power and lighting.

**GARDEN**



South West facing garden which is pristine and private offering a great outdoor space to enjoy with friends and family. The garden is predominantly laid with lawn, raised patio area to the immediate rear, summerhouse to the side aspect offering another great area to sit, greenhouse with external power points, outside taps, planted flowers, trees and shrubs with gated side access.

#### **PARKING**

Gated off street parking to the front of the property for multiple cars.

#### **SERVICES**

Understood to all be connected to mains. Mains gas, water and electric.

#### **TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

#### **COUNCIL TAX BAND**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

#### **EPC**

This property's energy rating is TBC.

#### **VIEWING**

Strictly by appointment with the sole agents.

#### **FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.







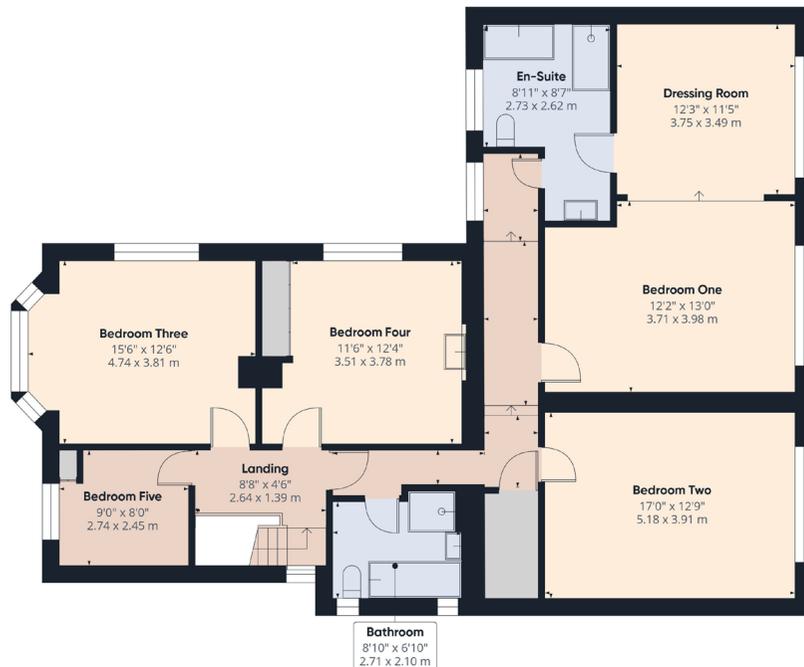
Ground Floor

Approximate total area<sup>(1)</sup>  
1823 ft<sup>2</sup>  
169.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
1367 ft<sup>2</sup>  
127 m<sup>2</sup>

(1) Excluding balconies and terraces

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