



Glenholme, 20 York Road, Driffield, East Riding of Yorkshire, YO25 5AU



GLENHOLME IS AN IMPRESSIVE EDWARDIAN HOME IN A CENTRAL DRIFFIELD LOCATION, SET WITHIN A LARGE PLOT OF AROUND 0.4 ACRE.



With nearly 3,000 sq. ft. of accommodation, five double bedrooms, three bathrooms and three reception rooms, there is plenty of space for family life. The property also has a large dining kitchen, private driveway, double garage and workshop. Outline planning permission for an additional detached house adds further potential and value.

From the Agent's Perspective

Glenholme is a substantial Edwardian family home, made more affordable by solar panels, that offers a rare combination of character, space, location and future potential.

From the moment you enter, the property has a real sense of occasion. The entrance hall features an impressive Edwardian staircase, while many original details remain throughout the house. The current owners have also extended the property in recent years, with the work carefully designed to reflect the original architecture.

The accommodation extends to nearly 3,000 sq. ft. over three floors, giving families plenty of room to live, work and spend time together.

There are five generous double bedrooms and three bathrooms, along with three reception rooms that provide useful flexibility.

Whether you need a family sitting room, home office, playroom or formal entertaining space, there are plenty of options.

The large dining kitchen is likely to become the main hub of the home. It has French doors opening directly onto the garden, creating a natural connection between the house and outside space. A large walk-in pantry, utility room and downstairs cloakroom add further practicality.





Outside, the property sits on a plot of approximately 0.4 acre, which is unusually generous for such a central town location.

A private driveway provides multiple parking spaces, while the large double garage and attached workshop will appeal to anyone needing storage, workspace or room for several vehicles.

There is also an important additional benefit to consider. The property has outline planning permission for the construction of an individual detached house within the grounds. This provides an exciting opportunity for future development, subject to the relevant planning requirements, and adds considerable flexibility to the property.

Glenholme is well suited to buyers who want the convenience of town living without giving up outdoor space.

Driffield offers independent shops, high-street retailers, cafés, restaurants, pubs and local services, while the surrounding Yorkshire Wolds provide excellent opportunities for walking and cycling. The Yorkshire coast is also within easy reach.

For families looking for a substantial period home with character, generous grounds and development potential, Glenholme is an appealing opportunity.



Sellers Perspective

"We have enjoyed our spacious house and garden in so many ways and modernised it to suit our family lifestyle over the years.

Our home is very easy to entertain in, have family and friends to stay and space to use for hobbies and activities as our family grew up.

We have good friendly and helpful neighbours and as Driffild is a small market town we are in walking distance of the railway station, schools and a variety of good shops.

Glenholme offers a great deal of privacy as well as lots of light and sunshine from the many east/west placed windows.

The garden has been a joy for us for games and seeing the changing seasons. The first snowdrops in spring followed by daffodils, tulips to bluebells in May signalling the coming of summer with clematis, roses and the fruit season beginning. Lots of soft fruits to stoned fruits, apples through to October ending with lots of berried holly for Christmas.

We will certainly miss the space, light and privacy it gave us but take with us many happy memories and experiences of our lives there over the past fifty years and hope that another family will have as much fun and joy in it as we did"



Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

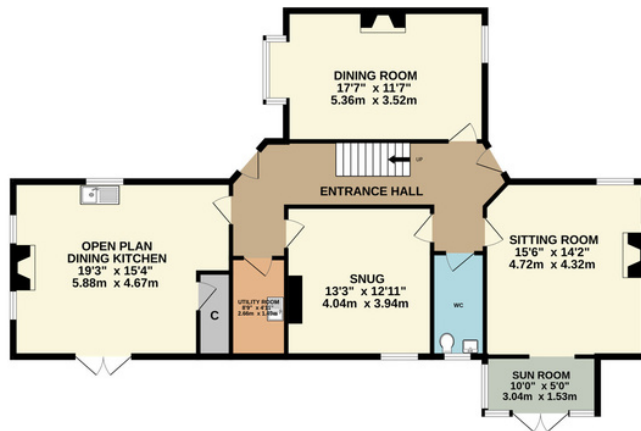
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



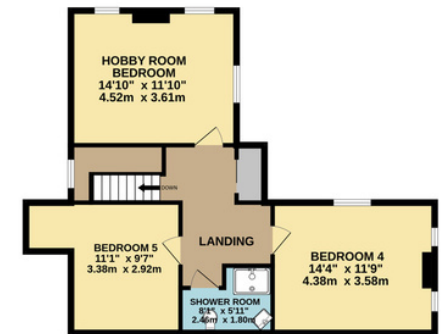
GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



2ND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



YORK ROAD, DRIFFIELD, EAST RIDING OF YORKSHIRE, YO25 5AU

TOTAL FLOOR AREA : 2982 sq.ft. (277.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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