



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

GLENHOLME, 20 YORK ROAD, DRIFFIELD, YO25 5AU EAST YORKSHIRE



'GLENHOLME'
20 YORK ROAD
DRIFFIELD, YO25 5AU

Asking Price : £695,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

Glenholme, 20 York Road is an imposing, early 1900's detached seven bedroom property which is rich in character, history and charm. The property has been meticulously maintained over the years by the current owners who have made this house a home and offers a rare opportunity to acquire a truly unique residence, with scope to personalise and make it your own. Standing within its own impressive, mature grounds of 0.38 acres with access points from both York Road and Victoria Road, the property is enveloped by a stunning wrap-around garden landscaped to provide a peaceful and private setting. Internally, the accommodation is arranged over three floors boasting multiple reception rooms and comprising seven substantial bedrooms allowing the layout to be tailored to suit individual lifestyles and requirements. To further enhance its appeal, the property includes a detached spacious four car garage and workshop space with excellent opportunities for leisure or business use and the property is being sold with outline planning permission for the development of a portion of the garden for a single dwelling giving new homeowner added potential to make not only the inside as they desire, but also the outside. A true rarity-viewings are strongly recommended to fully appreciate and see just what can be made of this fantastic home.

The property briefly comprises:- entrance hall, sitting room, sunroom, dining room, kitchen/breakfast room, snug, WC, utility room. First floor landing primary bedroom with en-suite and dressing room, a further three bedrooms, family bathroom and linen cupboard. Second floor landing with a further three bedrooms, shower room and a large attic. There is a wrap around garden with four car garage, workshop 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 Primary & Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



ENTRANCE HALL

Stunning period front entrance with stained glass front door and fanlight, glazed door to the rear aspect, wall mounted lighting, period encaustic tiled flooring, radiator and power points. Stairs leading to the first floor landing.

SITTING ROOM- 14'4 (4.38m) x 15'7 (4.76m)

Period fireplace with wood burning stove, built-in book cases, windows to the front and side aspect, inset spotlights, coving and picture rail, period wooden plank flooring, radiators, TV point and power points. Leading to:

SUNROOM- 10'1 (3.09m) x 5'0 (1.54m)

French doors to the terrace and garden, window to the rear aspect, coving, period wooden plank flooring, radiator and power points.

DINING ROOM- 17'8 (5.40m) x 11'7 (3.55m)

Spacious room with stunning period marble open fireplace and feature bay window. Further window to the rear aspect, inset spotlights, ornate coving, fitted carpets, radiator and power points.

CLOAKROOM- 4'11 (1.51m) x 9'2 (2.81m)

With low flush WC, wash basin and period encaustic tile floor. Opaque window to the side aspect.

UTILITY ROOM- 4'11 (1.51m) x 8'9 (2.68m)

Opaque window to the side aspect, tiled walls, wall mounted gas boiler, a range of wall and base units, sink with drainer unit, plumbing for washing machine, tiled flooring and power points.

OPEN PLAN KITCHEN/BREAKFAST AREA- 15'1 (4.62m) x 15'3 (4.67m)

Spacious sunny and modern, handmade range of bespoke wall and base units, granite work surface, larder cupboards, space for white goods, alcove with range cooker in situ, side storage cupboards, twin Belfast sink and taps. French doors opening onto the terrace and garden beyond, with further windows to the rear and side. Under floor heating with door leading to:

PANTRY

Practical space with opaque window and lots of built in shelving.

SNUG

Window to the side aspect with views across the terrace and garden, coving, picture rail and dado rail, fitted carpets, radiator and power points.

FIRST FLOOR LANDING

Split level landing with stained glass window to the side aspect, fitted wardrobe cupboard, radiator and power points.

BEDROOM ONE- 15'3 (4.66m) x 15'5 (4.71m)

Spacious primary bedroom with en-suite and dressing room featuring four windows on three sides with views across grounds and to the church beyond. Inset spotlights, coving, fitted carpets, radiator and power points. Doors leading to:

EN-SUITE- 9'1 (2.78m) x 5'4 (1.63m)

Opaque window to the side aspect, inset spotlights, built in storage cupboard housing the water tank, three piece bathroom suite comprising:- low flush WC, sink with mixer tap, large walk in shower, vinyl flooring, heated towel rail and extractor fan.

DRESSING ROOM- 9'4 (2.85m) x 5'10 (1.79m)

Walk in dressing room with built in shelving.

BEDROOM TWO- 15'1 (4.61m) x 15'5 (4.71m)

Large and airy double bedroom with windows to all three aspects including feature square bay window, built in bookcases, fitted carpet, radiator and power points.

BEDROOM THREE- 17'6 (5.35m) x 11'7 (3.55m)

Large double bedroom with windows to all three aspects, feature square bay window, v-shaped window, wash basin, coving, fitted carpets, radiator and power points.

BEDROOM FOUR- 7'9 (2.38m) x 12'11 (3.94m)

Window to the side aspect, built in shelving, radiator and power points.

BATHROOM- 7'0 (2.15m) x 9'3 (2.83m)

Spacious bathroom comprising bath with thermostatic shower, bidet and wash basin, window to the side aspect, inset spotlights, partially tiled walls, storage cupboards and shaving point.

WC- 2'11 (0.90m) x 5'6 (1.68m)

Separate WC with opaque stained glass window to the side aspect and high-level toilet.

WALK IN LINEN CUPBOARD- 7'3 (2.23m) x 3'3 (1.00m)

Spacious and practical storage with built in shelving.

SECOND FLOOR LANDING

Velux window to the rear with additional window to the front, featured arched eaves cupboard, fitted carpets and power points.

BEDROOM FIVE- 14'4 (4.37m) x 11'8 (3.57m)

Double bedroom with dormer window to the front and two windows to side aspect. Access to eaves cupboards.

SHOWER ROOM- 8'1 (2.47m) x 5'10 (1.80m)

Velux window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, fitted carpets and radiator.

BEDROOM SIX- 14'9 (4.52m) x 11'8 (3.57m)

Double bedroom with dormer window to the front and two windows to side aspect. Access to eaves cupboards.

BEDROOM SEVEN- 10'4 (3.17m) x 11'1 (3.40m)

Double bedroom with velux window and window to the side aspect, radiator and power points and access to eaves cupboards. Leading to:

ATTIC- 24'10 (7.57m) x 11'5 (3.48m)

Versatile walk in attic space benefitting from window to the side aspect and power points.

GARDEN

Generous plot with predominantly East facing wrap around garden. This private garden is professionally landscaped with many mature trees and shrubs, mainly laid with lawn, borders, shrubs and fruit trees, fully enclosed with hedging and fenced borders.

AGENTS NOTES

The property is offered for sale as a whole plot which also comes with planning permission under



application number 24/02259/OUT which was approved on 7th October 2024 for a single detached dwelling. A copy of the notice of decision and accompanying drawings can be found on the East Riding of Yorkshire Council website using the planning public access page and entering the application number in the search.

GARAGE

Four-car garage with electric up and over door to the front, car maintenance pit, power and lighting with workshops to the rear.

PARKING

Gated gravelled driveway with ample space for multiple cars.

SERVICES

Mains gas, water and electric. The property also benefits from 8.8kW solar PV panels, 6.5kWh batter storage and solar hot water panels.

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 'E'.

EPC

This property's energy rating is C.

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

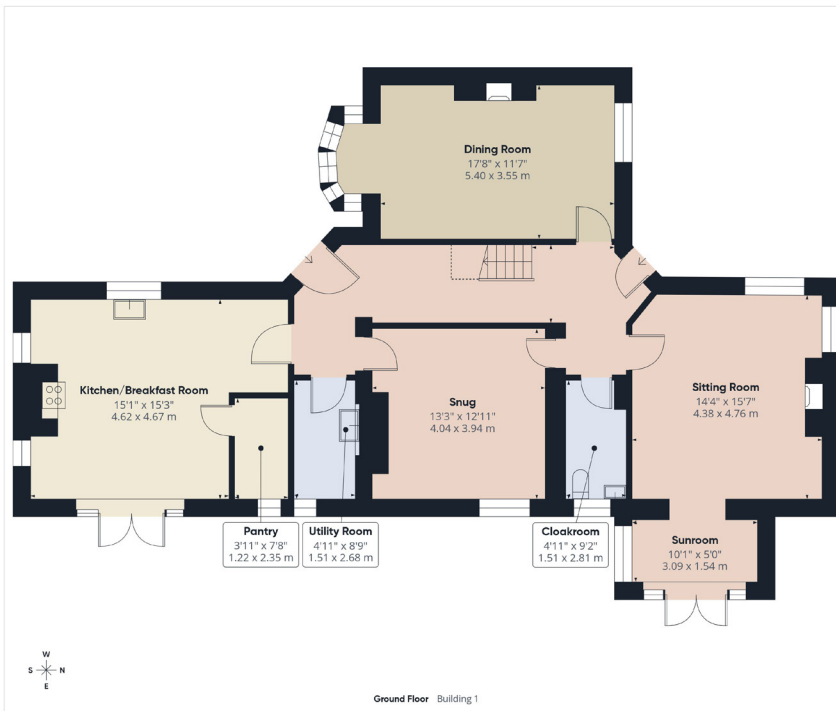
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £25 + VAT per person will be payable by the purchaser to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.







Approximate total area⁽¹⁾
1238 ft²
115 m²

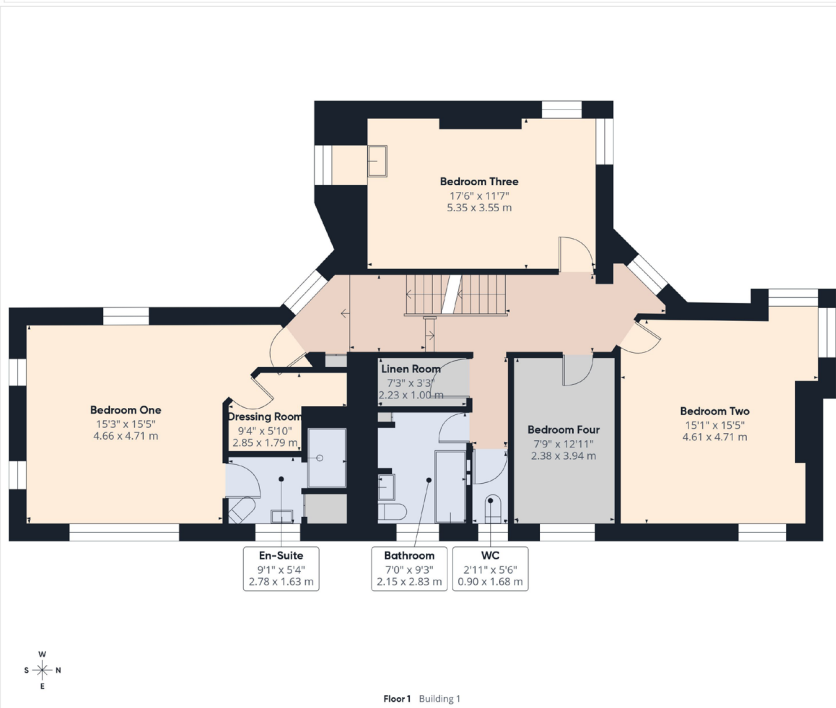
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10" (1.5 m)

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

GRAFPE360

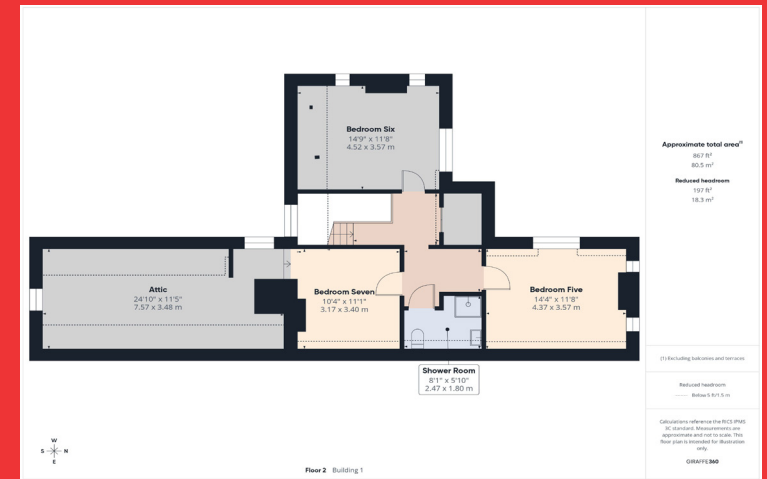


Approximate total area⁽¹⁾
1150 ft²
106.9 m²

(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.

GRAFPE360



Approximate total area⁽¹⁾
887 ft²
82.3 m²

Reduced headroom
197 ft²
18.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10" (1.5 m)

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

GRAFPE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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