



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

5 ST JOHNS ROAD, DRIFFIELD, YO25 6RL EAST YORKSHIRE

'5 ST. JOHNS ROAD' DRIFFIELD, YO25 6RL

Guide Price

£525,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

An exceptional opportunity to acquire a distinguished 1930s residence, set within one of the most desirable and sought-after areas in Driffield. 5 St. Johns Road is an elegant, four bedroom home which has been meticulously renovated throughout, carefully retaining original period features whilst introducing high quality, contemporary finishes. Complimented by light-filled rooms and stunning tall ceilings, the property delivers well-proportioned accommodation both internally and externally, with an exceptional welcoming entrance to set the tone for the rest of the house. To the rear, reveals an impressive private garden which is generously proportioned and creates an outstanding place to entertain or quietly enjoy the summer months. With its commanding exterior presence and exquisitely appointed interiors, this is a home of rare quality — an outstanding property which really does not disappoint.

The property briefly comprises:- entrance porch leading into the entrance hall, living room, snug, open plan kitchen/dining area, hallway, storage cupboard, WC and utility room to the ground floor. The first floor has primary bedroom with en-suite, three additional bedrooms and family bathroom. There is a large garden to the rear, garage and off street parking to the front.

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 PORCH

Brand new composite door to the front aspect, coving and picture rail, panelled walls and Victorian style tiled flooring. Leading into:

ENTRANCE HALL

An inviting and spacious entrance hall with window to the front aspect, coving and picture rail, feature fireplace panelled walls, stairs leading to the first floor landing with understairs cupboard, solid oak flooring, cast iron style radiator and power points.

LIVING ROOM- 15'5 (4.71m) x 13'11 (4.24m)

Large bay window to the front flooding the property with natural light, coving and picture rail, wall lighting, log burning stove with surround, exposed brick inset and tiled hearth, solid oak flooring, radiator, TV point and power points.

SNUG- 14'5 (4.41m) x 13'0 (3.98m)

A versatile secondary reception room with French doors to the rear aspect, coving and picture rail, gas fireplace with marble hearth and surround, solid oak flooring, radiator, TV point, telephone point and power points.

OPEN PLAN KITCHEN/DINING AREA- 19'3 (5.87m) x 15'5 (4.71m)

Modern and bright space with French doors to the side aspect, window to the side and rear, coving, inset spotlights, tiled splash back, solid wood kitchen with a range of wall and base units, one and a half sink with drainer unit, space for American style fridge/freezer, integrated dishwasher, Rangemaster oven with oven and hob with extractor hood, tiled flooring, radiator and power points.

HALLWAY

Rear hallway with opaque door and windows

to the side aspect, coving, built in large storage cupboard with power and lighting and tiled flooring.

UTILITY ROOM- 7'7 (2.32m) x 10'11 (3.33m)

Fabulous utility space with window to the rear aspect, a range of wall and base units and floor to ceiling cupboards, cupboard housing the gas boiler, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

WC

Opaque window to the side aspect, coving, panelled walls, tiled splash back, sink with vanity unit and mixer tap, low flush WC, tiled flooring and radiator.

FIRST FLOOR LANDING

Window to the side aspect, coving, picture rail, panelled walls, fitted carpets and power points.

BEDROOM ONE- 12'6 (3.82m) x 11'4 (3.46m)

Primary suite boasting a large bay window to the rear with views over the garden, coving, partially panelled walls, fitted carpets, radiator and power points.

EN-SUITE- 5'11 (1.82m) x 7'10 (2.40m)

Traditional style bathroom with opaque window to the side aspect, coving, built in storage cupboard, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in shower, radiator and solid oak flooring. There is also access to the roof space.

BEDROOM TWO- 15'5 (4.72m) x 14'0 (4.29m)

Double bedroom with large bay window to the front aspect, coving, partially panelled walls, cast iron feature fireplace with mantel piece

and surround, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 13'11 (4.25m) x 11'10 (3.62m)

Windows to the rear and side aspect, coving and picture rail, feature cast iron fireplace, fitted carpets, radiator and power points.

BEDROOM FOUR- 11'8 (3.57m) x 10'7 (3.25m)

Window to the front aspect, coving, picture rail, feature cast iron fireplace with surround and tiled hearth, fitted carpets, radiator and power points.

BATHROOM- 14'5 (4.40m) x 9'6 (2.90m)

Opaque window to the rear aspect, picture rail, panelled walls, four piece bathroom suite comprising:- low flush WC, double vanity unit with storage and mixer taps, free standing bath with shower attachment, large walk in shower, solid oak flooring, radiator and extractor fan.

GARDEN

A mature, West-facing garden that has been thoughtfully landscaped to create a wonderful outdoor space to enjoy. Immediately to the rear of the property is an Indian sandstone seating area, leading onto a charming stepping stone pathway through the lawn, surrounded by a variety of mature trees, shrubs, and seasonal planting.

The garden also features a pond and offers space for a summerhouse—perfect for relaxing and enjoying warm summer evenings. Beyond this, there is a fenced vegetable garden complete with raised beds and a garden shed. The entire garden is fully secure and benefits from gated side access.

GARAGE



Detached single garage with up and over door to the front and side pedestrian door. The garage has been extended to create a workshop as well.

PARKING

Off street parking.

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 'E'.

EPC

This property's energy rating is D. (This is getting updated due to works to the property)

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

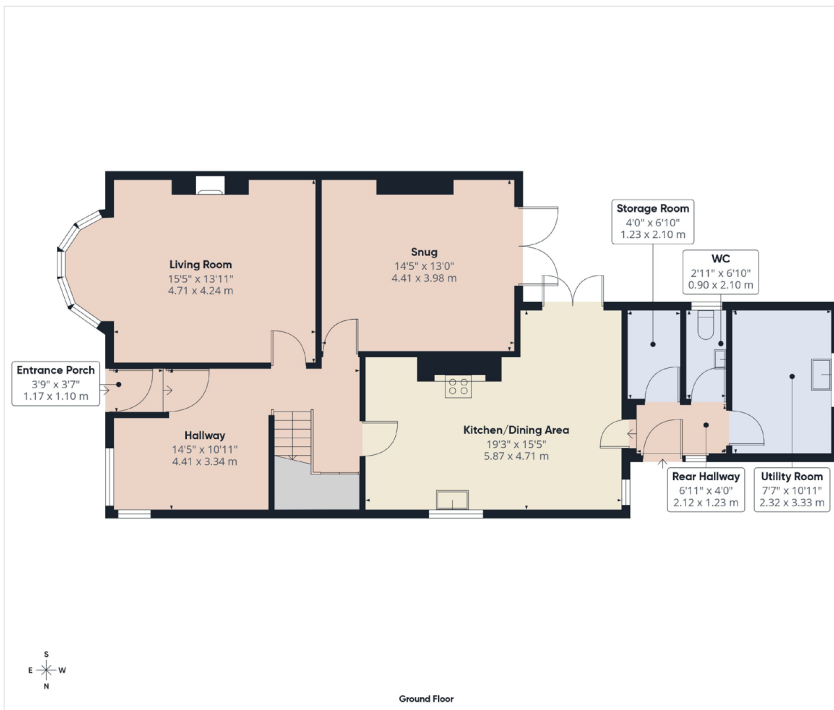
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ANTI-MONEY LAUNDERING (AML) REGULATIONS

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | www.dee-atkinson-harrison.co.uk

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