



Guide Price
£475,000

64 Beverley Road,
Driffield, YO25 6RZ

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
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'F'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

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 past clients.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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64 Beverley Road, Driffield, YO25 6RZ

A brilliant opportunity to purchase a well established four bedroom detached family home with no onward chain! 64 Beverley Road is an outstanding and substantial home, occupying a generous plot with open countryside views to the front. This premium home perfectly blends refined living with practical family space, which is all within easy reach of the local town centre. Internally, the accommodation is versatile and offers scope throughout to modify and create a space tailored to each buyer's requirements. The primary bedroom offers a luxury feel with the added bonus of three additional double bedrooms which could be flexible for guests or home working. Externally, it does not disappoint either with a well proportioned garden and desirable setting. We highly recommend viewings to fully appreciate what this property has to offer!

The property briefly comprises:- entrance porch, entrance hall, lounge, conservatory, office, WC, dining room, open plan kitchen/breakfast area, utility room, first floor landing, primary bedroom with en-suite and dressing room, three additional double bedrooms, family bathroom, rear garden, double garage and private 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.

THE ACCOMMODATION COMPRISES:
ENTRANCE PORCH- 7'0 (2.13m) x 3'3 (1.01m)
Composite door to the front aspect with windows to all three sides, tiled flooring and lighting.

ENTRANCE HALL- 12'2 (3.73m) x 13'6 (4.12m)
A spacious entrance with door to the front aspect, window to both sides, coving, stairs leading to the first floor landing, understairs storage cupboard, oak effect flooring, radiator and power points.

LOUNGE- 14'7 (4.45m) x 21'5 (6.54m)
Impressive, large living area with window to the front aspect, sliding doors to the rear, coving, dado rail, gas fireplace with marble hearth and surround, fitted carpets, radiator, TV point and power points.

CONSERVATORY- 10'8 (3.27m) x 12'7 (3.84m)
French doors to the side aspect, windows to all three sides, laminated click flooring and power points.

OFFICE- 8'11 (2.73m) x 8'8 (2.66m)
A great work from home space with window to the front aspect, coving, fitted shelving, fitted carpets, radiator, telephone point and power points.

WC- 4'6 (1.38m) x 5'6 (1.68m)
Newly fitted suite with opaque window to the front aspect, coving, tiled splash back, wall mounted mirror with inbuilt light, sink with vanity unit, low flush WC, oak effect flooring and heated towel rail.

DINING ROOM- 12'2 (3.73m) x 12'1 (3.70m)
Window to the rear aspect, coving, dado rail, oak effect flooring, radiator and power points.

OPEN PLAN KITCHEN/BREAKFAST AREA- 13'11 (4.25m) x 20'10 (6.37m)
Windows to the rear and side aspect, inset spotlights, coving, tiled splash back, a range of wall and base units with built in wine rack, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, Rangemaster over with five ring gas hob, extractor hood, partially tiled and carpeted flooring, radiator and power points.

UTILITY ROOM- 5'2 (1.58m) x 7'6 (2.31m)
Door to the rear aspect and window to the side, coving, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 12'7 (3.85m) x 3'1 (0.95m)
Coving, built in airing cupboard, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 18'5 (5.62m) x 12'7 (3.85m)
Dual windows to the front aspect, coving, fitted carpets, radiator and power points.

DRESSING ROOM- 4'1 (1.27m) x 8'6 (2.61m)
Opaque window to the rear aspect, inset spotlights and built in wardrobes.

EN-SUITE- 7'0 (2.15m) x 7'10 (2.39m)
Opaque window to the rear aspect, coving, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, bidet, large walk in shower, laminated click flooring, heated towel rail and extractor fan.

BEDROOM TWO- 13'0 (3.98m) x 10'11 (3.34m)
Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 12'10 (3.93m) x 10'3 (3.14m)
Window to the front aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM FOUR- 12'1 (3.71m) x 7'10 (2.40m)
Window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 9'10 (3.02m) x 7'0 (2.16m)
Opaque window to the rear aspect, inset spotlights, coving, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, corner bath, large walk in shower, vinyl flooring, heated towel rail and extractor fan.

GARDEN
North facing, generously sized garden which is mainly laid with lawn, patio area to the rear aspect, additional patio area to catch the afternoon sun, planted trees and shrubs, timber fencing and gated side access.

DOUBLE GARAGE- 17'11 (5.48m) x 18'8 (5.69m)
Electric roller doors, side pedestrian door, power and lighting.

PARKING
Private driveway with ample off street parking for multiple cars.

