



Dee Atkinson & Harrison

BELLE VUE, BEVERLEY ROAD, DRIFFIELD, YO25 6RX EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



**'BELLE VUE'
1 BEVERLEY ROAD,
DRIFFIELD, YO25 6RX
Offers In The Region Of
£550,000**

**Beverley 15 miles
Hull 23 Miles | Bridlington 12 miles**

A distinctive and architecturally pleasing detached family house standing on a deceptively large plot, in a prominent location close to the town centre and all main amenities. Belle Vue is a fine example of a Victorian Gothic Revival residence, featuring red brick construction with decorative detailing, arched windows, steep roofs, and a picturesque asymmetrical form. Despite some modern elements like the conservatory, the structure and interior retain strong period character and architectural integrity. The property has been a home for the same family for many decades. With over 4,100 sq ft of accommodation (including adjoining outbuildings) spread over four floors, there is an opportunity for a new generation to renovate and create a forever family home.

Location

Beverley Road is one of the main arterial roads serving Driffield. Belle Vue is located close to the junction with St John's Road and as such, not only lies within comfortable level walking distance of the town centre but also has easy access to the town bypass. Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, and quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket, and many others, as well as a highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

PORCH

ENTRANCE HALL

with radiator, dado rail, cloak hooks and ornate cornice moulding to the ceiling.

LIVING ROOM

With an attractive fireplace with a basket grate and gas connection, two arched recesses, bay window, TV aerial point, single radiator, ceiling rose and moulded cornices to the ceiling.

DINING ROOM

With a living flame gas fire set in a marble fireplace with cast iron inset grate, single radiator, ceiling rose and moulded cornices to the ceiling. Serving hatch to the kitchen.

KITCHEN

Fitted with a range of base and wall units, inset one and a half bowl sink, plumbing for a dishwasher, Rangemaster oven with twin ovens, grill, warming drawer, six ring gas hob and warming plate. Alcove cupboards to both sides of the oven house the recently installed gas fired combination boiler and the electricity consumer board.

BREAKFAST ROOM

With matching dresser unit, tiled floor, radiator and double doors to:

CONSERVATORY

With three radiators, tiled floor, second gas boiler that heats just the conservatory radiators, and two

sets of double doors to the garden.

REAR HALL

With door to the garden and outbuildings, tiled floor and double radiator.

OFFICE

With wood panelling to the walls, under stairs storage cupboard and a staircase leading off to the first-floor storage area.

UTILITY/WC

With sink, plumbing for an automatic washing machine, tiled floor and wall cupboards.

FIRST FLOOR

LANDING

With two radiators, dado rail and ornate cornices to the ceiling. Staircase to the second floor.

BEDROOM ONE

With functioning open fire grate, single radiator and moulded cornices to the ceiling.

BEDROOM TWO

With functioning open fire grate, alcove cupboard, radiator and moulded cornices to the ceiling.

SHOWER ROOM

With shower cubicle, vanity sink unit and a chrome heated towel rail.

BATHROOM

With bath, separate shower cubicle, radiator and walk in airing cupboard. We are not able to confirm if the sanitary fittings are fully connected.

BEDROOM THREE

With functioning open fire grate and a radiator.

SEPARATE WC

With low level WC.

SECOND FLOOR

LANDING

BEDROOM FOUR

With radiator and access to the roof eaves.

BEDROOM FIVE

A single bedroom with radiator.

BEDROOM SIX

A single bedroom with radiator. The header tank is no longer in use and can be removed.

CELLAR

Belle Vue has an excellent cellar space consisting of two chambers that are relatively dry and provide excellent storage space.

OUTSIDE

The property stands on a deceptively large plot of approximately a fifth of an acre. The property will enjoy vehicular access via the brickset drive, allowing for the creation of off-street parking and the possible erection of a garage (subject to planning consent) within the property's boundaries. The right-of-way will extend only to the front of the existing garage structure, which is not included in the sale.

OUTBUILDINGS

The property enjoys some excellent outbuildings that adjoin the property to the rear. These include a



Workshop, Greenhouse/potting shed and two stables/storage rooms. The property also has a large detached summerhouse with power and light connected.

FENCING REQUIREMENT

The purchaser will be required to erect and thereafter maintain a 1.8m close boarded fence between points AB & BC as shown on the included plan within two months of completion of the purchase. A new fence of a specification and within a time period to be agreed between the parties prior to completion, will be erected and thereafter maintained at the purchasers expense between points CD.

TENURE

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

SERVICES

Understood to be connected to mains water, gas, drainage and electricity.

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COUNCIL TAX BAND

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

VIEWING

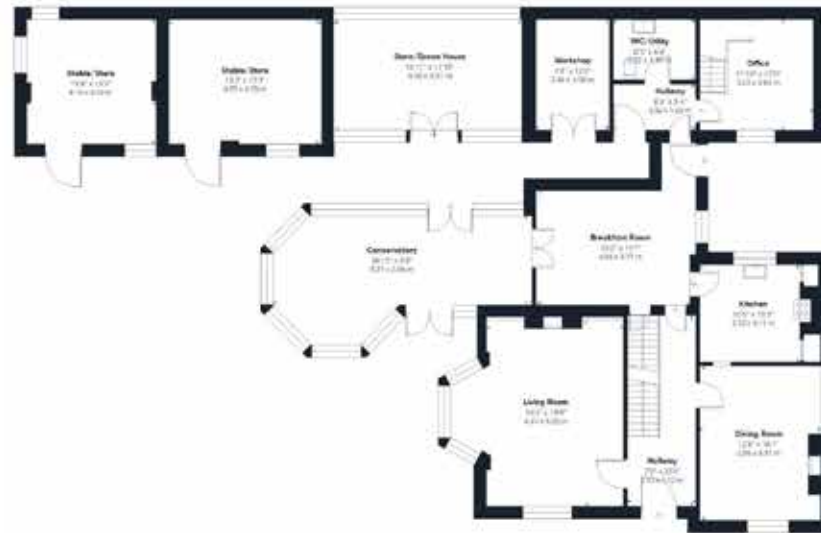
Strictly by appointment with the sole agents on 01377 241919.







Cellar



Ground Floor



Floor 1



Floor 2

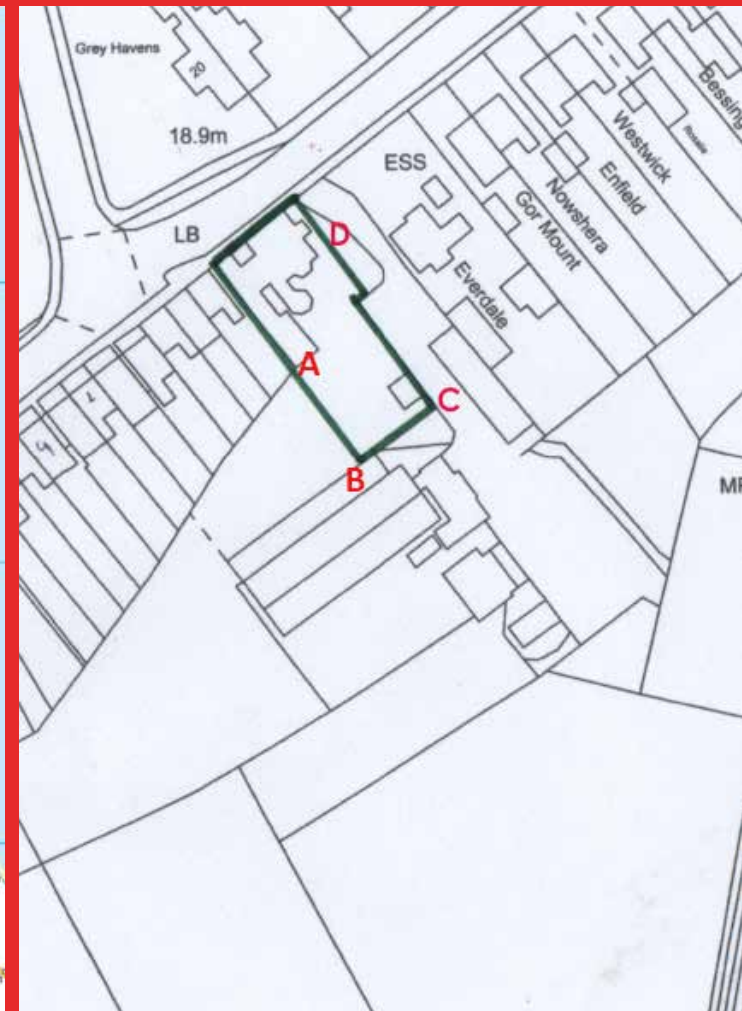
Approximate total area⁽¹⁾
 4106 ft²
 381.6 m²
 Reduced headroom
 168 ft²
 15.6 m²

(1) Excluding balconies and terraces

Reduced Headroom
 Below 5 ft/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.

GIRAFFE360





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