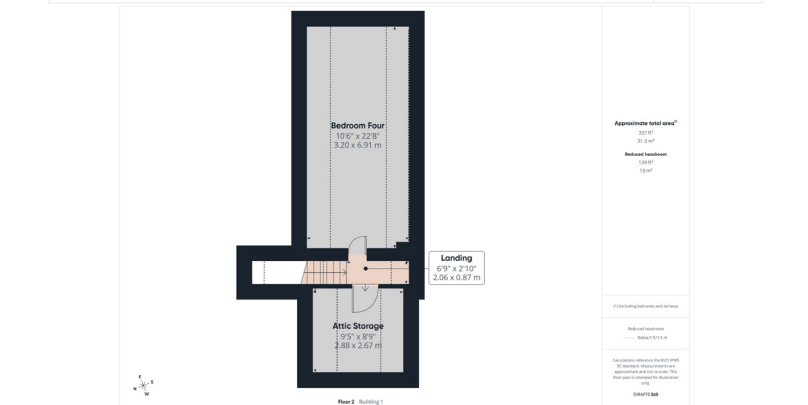
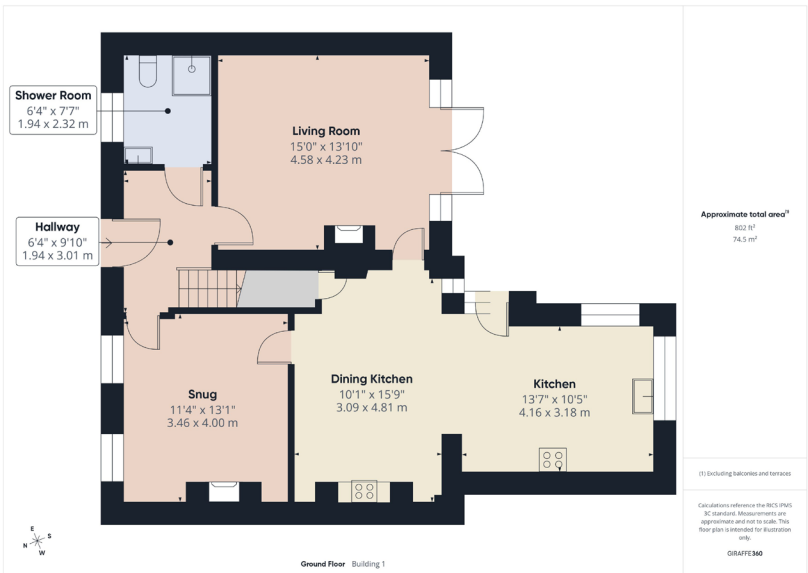




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PARKING
Off street parking.

SERVICES
Oil fired central heating, mains 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 'D'.

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.



Guide Price
£495,000

36 York Road,
Little Driffield, YO25 5XD



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



36 York Road, Little Driffield, YO25 5XD

DESCRIPTION

36 York Road is an exceptional four double bedroom family home offering over 2,100 sq ft of beautifully presented accommodation, combining the charm and character of a country cottage with the comfort and style of modern living. Thoughtfully enhanced by the current owners over the years and maintained to an impeccable standard, the property is flooded with natural light, creating a warm and welcoming atmosphere. Presented in immaculate condition throughout, the home has been designed with modern living in mind, featuring a open-plan kitchen/dining room that opens directly onto the rear garden, complemented by two generously proportioned reception rooms offering flexible living. Occupying a sought-after village location, the property enjoys beautifully landscaped rear gardens with a desirable south-facing aspect, providing a private and generous outdoor space. A particular feature is the inclusion of two stables and a tack shed positioned at the foot of the garden which would make it particularly appealing for buyers looking for outbuildings. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

The property briefly comprises:- entrance hall, lounge, snug, open plan kitchen/dining area, downstairs shower room, first floor landing with primary bedroom and en-suite, two additional double bedrooms, dressing room and shower room, second floor with another bedroom and storage space, large rear garden with double garage and gated off street parking.

LOCATION

Little Driffield is one of the most popular villages in the YO25 area. It is a small unspoilt village that is very well placed for access onto Driffield Bypass and all the facilities in Driffield town including the railway station that offers a regular service to Hull and onward to London via a direct service with Hull Trains.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE- 15'0 (4.58m) x 13'10 (4.23m)

French doors and windows to the rear aspect, log burning stove with brick surround and tiled hearth, fitted carpets, radiator, TV point and power points.

SNUG- 11'4 (3.46m) x 13'1 (4.00m)

Another great size reception room with double windows to the front aspect, cast iron open fireplace, with slate tiled hearth, pine mantel piece and surround, engineered oak flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 13'7 (4.16m) x 10'5 (3.18m)/10'1 (3.09m) x 15'9 (4.81m)

An open plan area with door to the side aspect, windows to the rear and side, inset spotlights, a range of wall and base units with island and breakfast bar, sink with drainer unit, integrated fridge, integrated dishwasher and washing machine, electric Aga set within a chinmey breast with tiled spash back, built in oven and microwave, electric hob with extractor hood and splash back, built in wine rack, understairs cupboard, tiled flooring, radiator and power points.

SHOWER ROOM- 6'4 (1.94m) x 7'7 (2.32m)

Window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, fully tiled shower cubicle, wall mounted mirror with LED lighting, cushioned vinyl flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Window to the front aspect, stairs leading up to the second floor, fitted carpets, radiator and power points.

BEDROOM ONE- 12'5 (3.81m) x 14'0 (4.27m)

A large primary bedroom with windows to the rear aspect overlooking the garden, built in wardrobes, fitted carpets, radiator and power points.

EN-SUITE- 8'4 (2.55m) x 14'0 (4.27m)

Contemporary en-suite with windows to the rear aspect, inset spotlights, fully tiled walls, built in airing cupboard housing the water tank, four piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, large bath with tiled surround, separate shower cubicle with wet wall boarding, oak effect Karndean flooring, radiator, additional column

radiator with towel rail and extractor fan.

BEDROOM TWO- 9'2 (2.81m) x 17'7 (5.38m)

Windows to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 10'4 (3.17m) x 13'2 (4.03m)

Windows to the front aspect, coving, cast iron fireplace, fitted carpets, radiator and power points.

DRESSING ROOM- 4'2 (1.27m) x 7'3 (2.22m)

Built in wardrobes, fitted carpets, radiator and power points. Leading into:

BATHROOM- 6'9 (2.08m) x 9'3 (2.82m)

Newly fitted family bathroom with window to the front aspect, inset spotlights, wet wall boarding, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle, wall mounted mirror with LED lighting, cushioned vinyl flooring, heated towel rail and extractor fan.

SECOND FLOOR

Velux window to the rear aspect and fitted carpets.

BEDROOM FOUR- 10'6 (3.20m) x 22'8 (6.91m)

Another sizeable bedroom with Velux windows to the rear aspect, access to the eaves for storage, fitted carpets, radiator and power points.

ATTIC STORE ROOM- 9'5 (2.88m) x 8'9 (2.67m)

Convenient storage room with power and lighting.

GARDEN

A stunning South facing garden which is a focal point of the property and is set within a part walled and part fenced boundary. It is fully landscaped with patio to the centre point boasting a pergola and water feature with raised shrubs. The rest of the garden enjoys a large lawned area and planted shrubs, flowers and trees with vegetable and fruit patch to the bottom of the garden alongside a brick built stable block and tack room. To the immediate rear of the property is an additional seating area and gravelled driveway leading to the garage.

GARAGE- 27'10 (8.50m) x 16'5 (5.02m)

Detached double garage which is accessed via a gravelled driveway and has an electric up and over door, side pedestrian door, spiral staircase leading to a full boarded and insulated loft area with Velux window to the side aspect, window to the front aspect, strip lighting and power points.