



**Offers in the Region
off £400,000**

**The Elms,
Beverley Road,
Driffield, YO25 6RY**

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

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 'E'.

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.



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The Elms, Beverley Road, Driffield, YO25 5HG

DESCRIPTION

Offered to the market for the first time in over half a century, this individual detached family house stands on a large secluded plot in a sought-after location fronting onto Beverley Road. The four-bedroom accommodation has been well maintained but would now benefit from some modernisation and redecoration. In brief, the gas centrally heated and mainly upvc double glazed accommodation includes: an entrance hall, a cloakroom, three reception rooms and a kitchen. On the first floor are four good-sized bedrooms and a family bathroom. The outside space is very private and a good size with large areas of lawn to the front, side and rear. The agents consider the plot size to lend itself nicely to an extension if required (subject to planning consent).

Location

Beverley Road is a very popular location due to the accessibility of the town centre and the bypass. 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.



Accommodation (see floor plan for dimensions)

Ground Floor

Entrance Hall

With an understairs storage cupboard, picture rail, a radiator and a staircase leading off.

Living Room

An attractive room with bay window to the front, further window to the side, radiator, open fire with a Baxi grate, TV aerial point and coving to the ceiling.

Sitting Room

With an open fireplace set in a stone surround, radiator, TV aerial point and coving to the ceiling.

Breakfast Room

Fitted with a range of base and wall cupboards, a radiator and a serving hatch to the kitchen.

Kitchen

With a twin bowl sink with a mixer tap set in a wood edged worksurface, base, wall and larder cupboard, integrated oven and grill, four ring gas hob and extractor canopy over. Integrate fridge, plumbing for a dishwasher and an automatic washing machine.

Cloakroom

with low flush WC and a wash hand basin.

First Floor

Landing

Bedroom One

A spacious double bedroom with a bay window to the front and a smaller side window. Fitted wardrobes and storage cupboards, coving to the ceiling, TV aerial point and radiator.

Bedroom 2

Another double bedroom fitted with wardrobes, coving to the ceiling, and a radiator.

Bedroom 3

A small double bedroom fitted with wardrobes, a TV aerial point and a radiator.

Bedroom 4

A good single bedroom with fitted wardrobes and a radiator.

Shower Room

A 3-piece suite with low flush WC, pedestal wash hand basin and large walk-in shower. Heated towel rail and radiator.

Outside

There are lawned gardens to the front, side, and rear. A private tarmac driveway leads to the rear, where there is a parking and turning area. The drive also gives access to the twin garages, which have power and light connected. Both garages have remote-operated roller shutter doors.

To the rear of the garages is a further area of secluded garden.