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Chartered Surveyors

**Richmond House, 14 Main Street
Garton
YO25 3ET**

The ultimate in family living 2 main reception rooms
Versatile accommodation Well fitted kitchen
Bedrooms with living rooms Purpose built Gym

**Asking Price Of:
£325,000**



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Richmond House, 14 Main Street Driffield YO25 3ET



Perhaps one of the best examples of a true home for a growing family currently available. Having been extensively renovated by the vendors, the accommodation includes an extensive range of ground floor accommodation. In addition, there are three dedicated bedrooms, two of which have their own additional lounge/reception rooms giving independence to growing family members!

There is extensive offstreet parking and delightful presented gardens bordering open countryside. An additional feature of the property is a purpose constructed outbuilding which currently is used as a gym however, has a variety of potential uses including as a summer house, home office or even for business usage.

In short, this really is a versatile home which is unlikely to disappoint when taking the time to view.

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ENTRANCE HALL

With direct access into two further reception rooms.

SITTING ROOM

11' 4" x 12' 2" (3.47m x 3.72m)

Currently used as playroom. With feature wood effect tiled floor, large fireplace insert with timber over mantle. Period style radiator and small front facing bay window.



KITCHEN

11' 9" x 12' 3" (3.6m x 3.75m)

Being extensively fitted with a range of kitchen units featuring panel doors finished in cream with a wood block worktop. Integrated appliances include fridge freezer, dishwasher and wine fridge. Belling 'Range' cooker. Radiator. open plan to :



DAY ROOM

12' 0" x 11' 2" (3.66m x 03.41m)

With rear facing window onto the garden, period style radiator, wood effect tiled flooring.



UTILITY ROOM

5' 10" x 6' 8" (1.78m x 2.04m)

With fitted base cupboard and wood block work top, wall hung boiler. Wood effect tiled flooring.

WC

With vanity wash basin and integrated WC wood effect tiled flooring.

LANDING

MASTER BEDROOM

11' 5" x 10' 9" (03.49m x 03.3m)

An attractive rear facing room with views across the garden and beyond. Built a range of wardrobes, radiator.



BEDROOM 2/ LOUNGE

7' 7" x 11' 9" (2.33m x 03.59m)

Currently used as a dressing room and featuring front facing window, fitted laminate flooring and having its own staircase off to additional floor. Built in wardrobe space.



BEDROOM 2

11' 3" x 11' 6" (3.44m x 03.53m)

With sloping ceilings, radiator and interconnecting door to bedroom three.



BEDROOM 3/ LOUNGE

12' 5" x 9' 1" (03.81m x 02.77m)

With front facing window, radiator and staircase leading off to bedroom area.

BEDROOM 3

13' 10" x 10' 2" (4.23m x 3.11m)

With sloping ceilings, radiator.

BATHROOM

7' 1" x 6' 3" (2.17m x 1.91m)

Measurements exclude shower recess, large corner oval bath, low-level WC and vanity wash basin, shower recess with plumbed in multi jet shower. Fully tiled walls, tiled floor.



OUTSIDE

The property stands flush to the pavement. There is a vehicle access to the side which leads to the rear of the property. There is gravel hardstanding for several vehicles. Immediately to the rear of the property is an enclosed expanse of garden featuring low maintenance artificial lawn with brick edging and side borders. A block paved path leads to the hardstanding area.

WOOD OUTBUILDING/ GYM

4.5m x 6.3m

Being fully insulated and having the provision of electric power and lighting connected. Wired internet connection.



A further expanse of garden is located beyond the outbuilding with opens onto open countryside, also featuring a shed.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water electric and drainage are connected.

CENTRAL HEATING

The property benefits from gas (lpg) fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

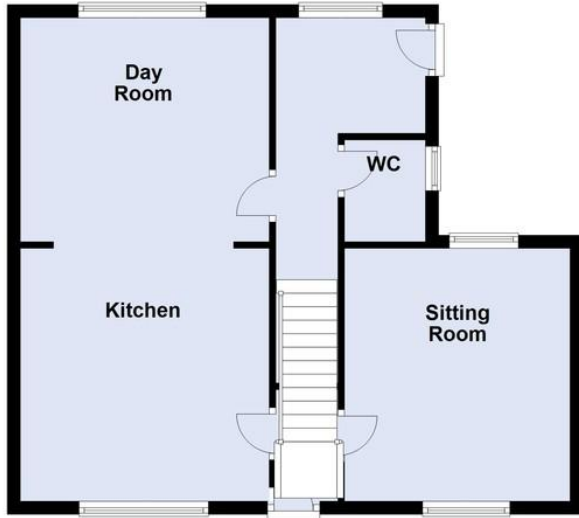
NOTE

Heating systems and other services have not been checked.

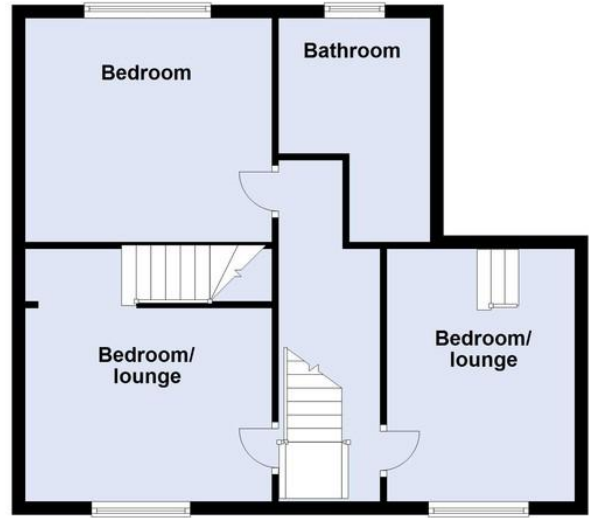
All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

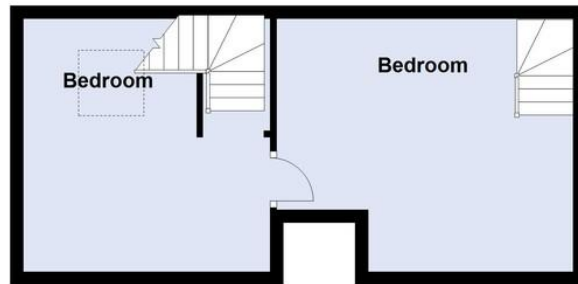
Ground Floor

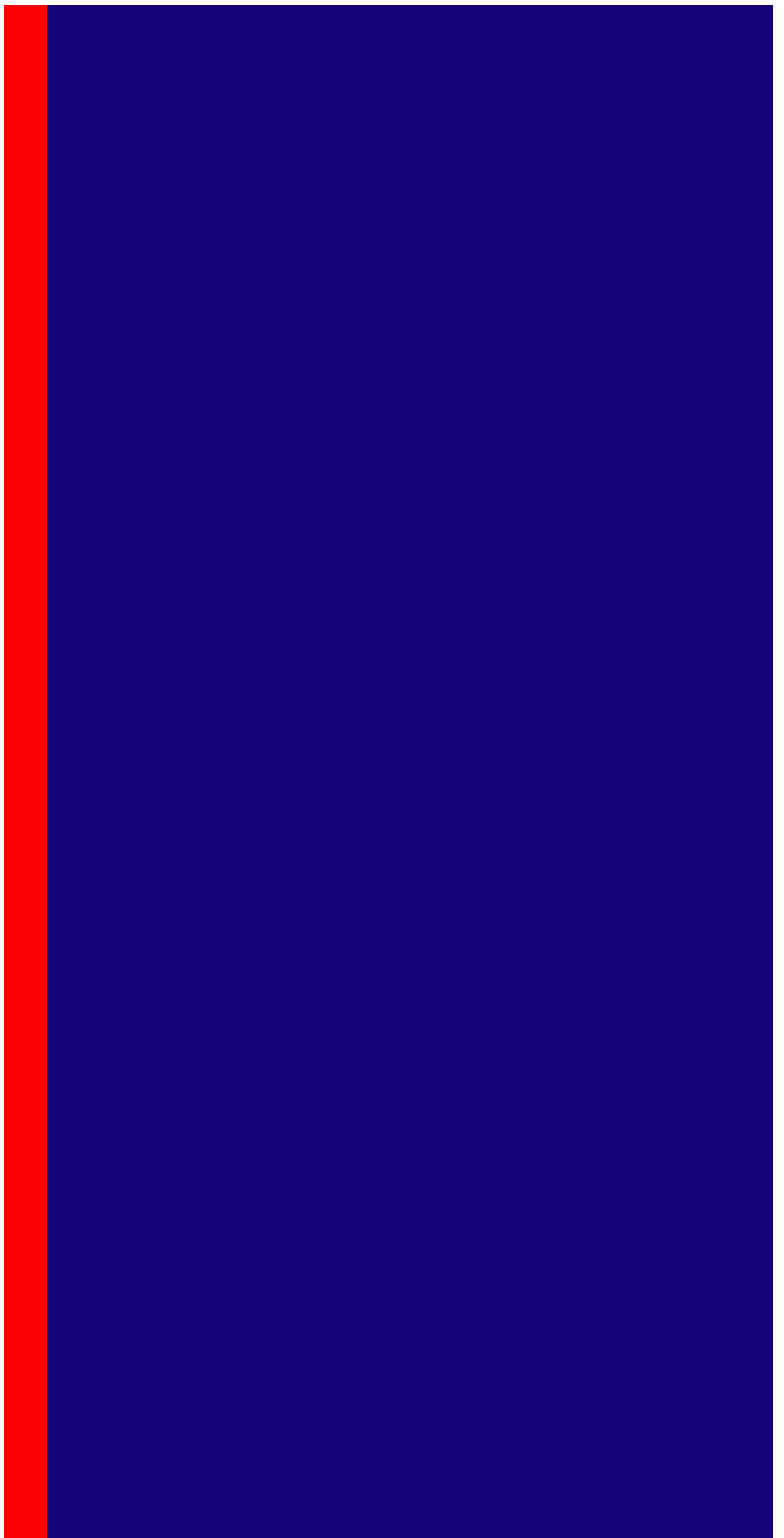


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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