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**15 St Johns Road
Driffield
YO25 6RL**

Excellent family home

Extensive accommodation

Four reception rooms

Five Bedrooms

Large established gardens

Off street parking plus garage

**Asking Price Of:
£550,000**



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15 St Johns Road

Driffield, YO25 6RL



Located within one of the towns most sought-after and highly regarded areas, this is a **FANTASTIC ESTABLISHED FAMILY HOME** set on a large plot with delightful gardens to the rear. The interior accommodation is extensive and versatile and includes a substantial range of reception rooms together with four bedrooms in the main house plus, potentially separate reception room with its own first floor room which could be suitable as an annex in itself or for dependent relative or even independent teenager accommodation.

A particular feature of the house is the garden, which is both delightful and extensive and includes rolling lawns with side planted borders and beds, summer house and outbuildings.

The property is located literally within a short walk of the town centre yet, to the rear offers seclusion and privacy.

DRIFFIELD

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

A beautiful light and airy entrance hall to the property with feature staircase leading off having a substantial spindled balustrade, fitted dado rail and decorative ceiling cornice.

Original wooden panelled doors leading off to principal rooms with brass furniture. Solid wood flooring.



LOUNGE

13' 11" x 15' 1" (4.25m x 4.6m)

A beautiful principal reception room featuring front facing bay window with arched interior feature, two double panelled radiators and ornate fire surround with cast iron insert having provision for an open fire.

Fitted dado rail and decorative ceiling cornice. High line skirting boards and double doors leading into:



SITTING ROOM

13' 6" x 15' 1" (4.13m x 4.62m)

With sunny dual aspect and offering delightful views down the garden from fully glazed French doors.

Coved ceiling, two double panelled radiators.



DINING ROOM

14' 0" x 15' 1" (4.29m x 4.6m)

Front facing bay window, with arched interior feature, solid wood flooring, fitted dado rail and high line skirting boards, decorative ceiling cornice.



BREAKFAST KITCHEN

10' 1" x 14' 10" (3.08m x 4.53m)

The kitchen area is extensively fitted with a modern range of kitchen units featuring chrome handles and doors finished in cream.

Space and provision for a Range style cooker with Range Master extractor canopy over.

Inset one and a half bowl stainless steel sink with single drainer and central breakfast pedestal with fitted cupboards beneath.



Open Plan into:

BREAKFAST AREA

25' 7" x 8' 11" (7.82m x 2.72m)

A delightful space in itself with views onto the rear facing patio and ample provision for a breakfast or dining table.

Space and provision for utility appliances, ceramic tiled floor and built in cupboards.



CLOAKROOM WC/WET ROOM

Modern fitted suite comprising low-level WC plus wall hung wash basin, part tiled walls and chrome heated towel rail.

Walk in shower with rainfall style showerhead and separate shower with hose.

OFFICE

14' 4" x 21' 3" (4.38m x 6.5m)

An extremely versatile room with quarter turn staircase leading off to the first floor.

Full range of wardrobes along one wall, front window plus French doors leading onto the rear garden/patio.



BEDROOM 5

12' 4" x 14' 1" (3.78m x 4.31m)

With dual aspect windows front and rear. Radiator.

EN-SUITE

With enclosed shower cubicle housing a Mira Sport electric shower, pedestal wash basin and low level WC.

Heated towel rail.

MAIN HOUSE FIRST FLOOR

LANDING



BEDROOM 1 14' 2" x 15' 1" (4.33m x 4.6m)

With dual front facing window. Decorative ceiling cornice, radiator.



EN-SUITE With feature suite comprising low-level WC and vanity wash basin, shower enclosure with mixer shower, solid wood floor.



BEDROOM 2

14' 0" x 15' 1" (4.29m x 4.61m)

With solid wood floor, decorative ceiling cornice, radiator and dual front facing windows.

BEDROOM 3

8' 7" x 13' 7" (2.63m x 4.15m)

With rear facing window, coved ceiling and radiator.

BEDROOM 4

9' 7" x 9' 1" (2.94m x 2.77m)

With rear facing window overlooking the garden, coved ceiling and radiator.

BATHROOM

With feature curved edge shower bath featuring mixer shower over, pedestal wash basin and curved heated towel rail. Full tiling around the bath area. Coved ceiling



SEPARATE WC

With low-level WC and vanity wash basin. Wall hung boiler.

OUTSIDE

The property stands on an attractive plot with main frontage onto St John's Road. There is off-street parking to the front and side drive which leads to a single garage.

Particular features of the property are the rear gardens which are both extensive and beautifully landscaped featuring rolling lawns, side planted borders and beds, patio, summerhouse and range of additional garden buildings.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band F.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet.

The property is currently rated band D.

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.

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.

Floor plans are for illustrative purposes only.

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VIEWING

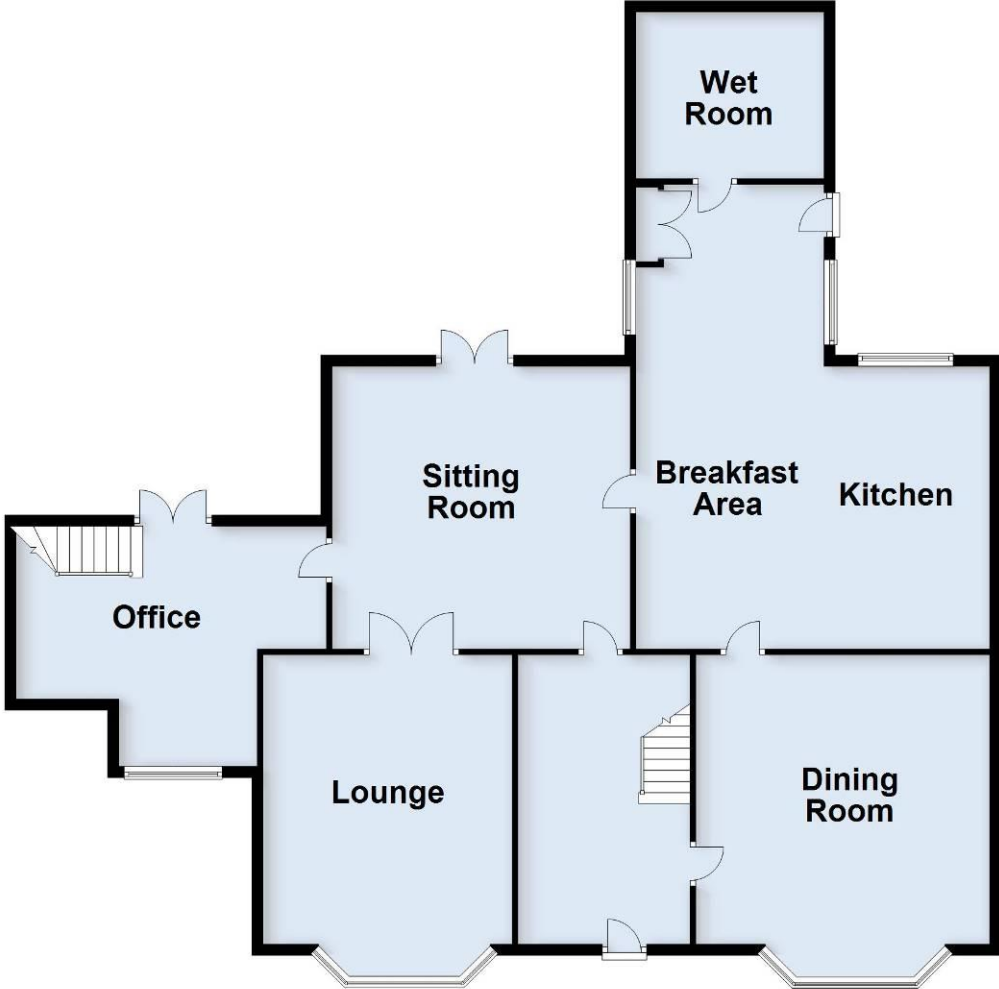
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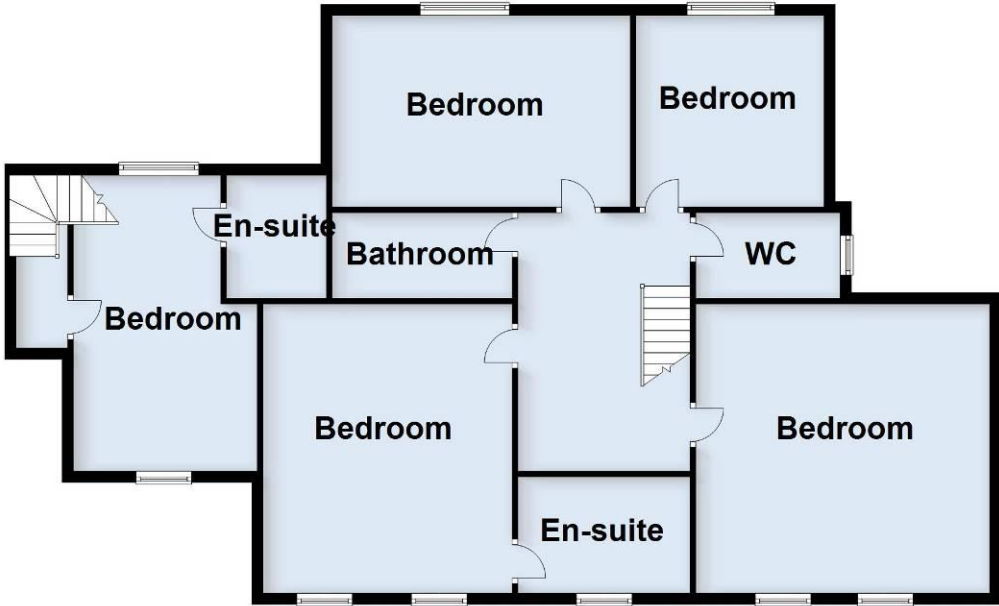


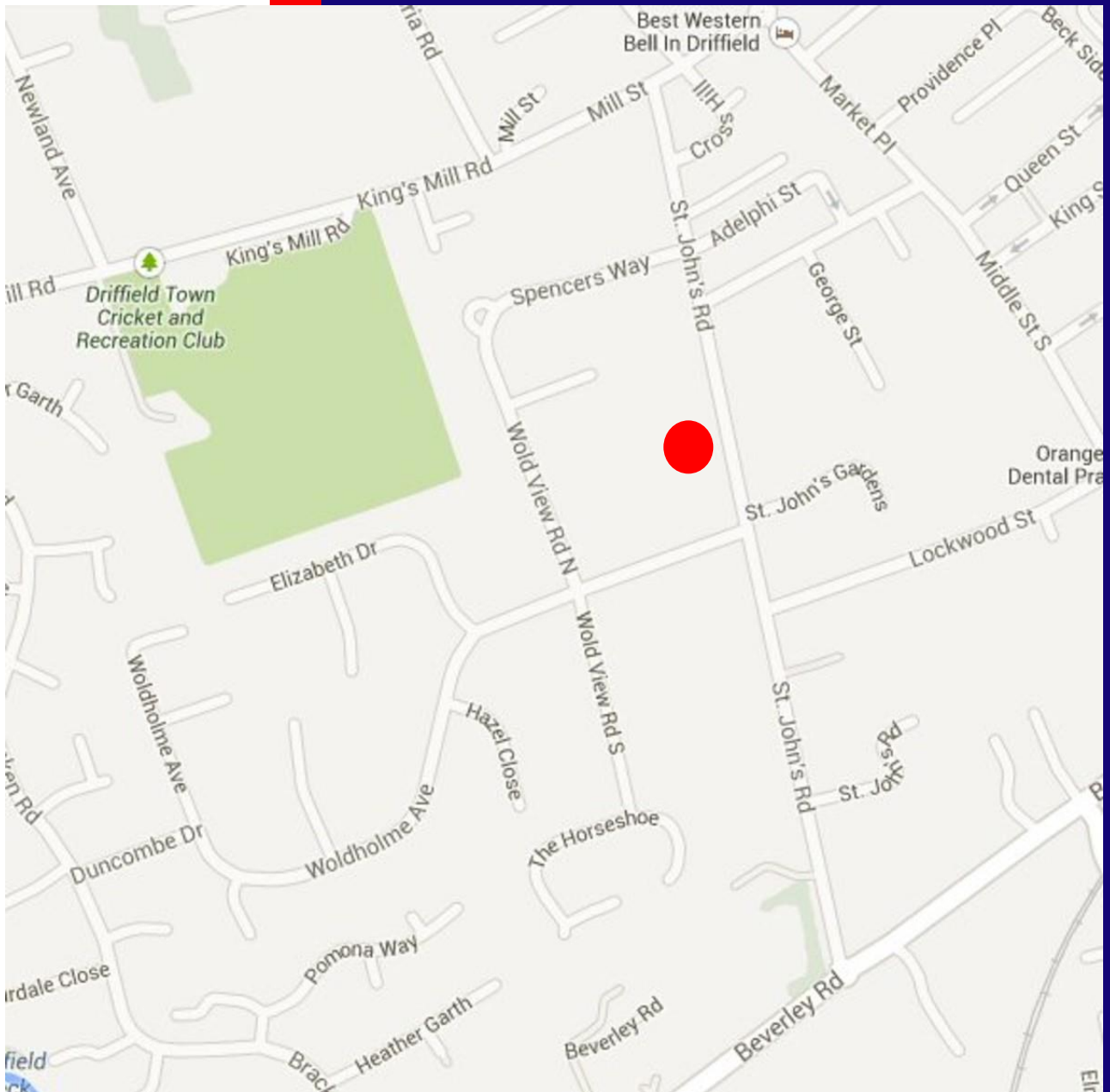


Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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