



Clive House Scarborough Road
Driffield

YO25 5EG

ASKING PRICE OF

£365,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



3



2



1



Off Road
Parking



Gas Central Heating

Clive House, Scarborough Road, Driffield, YO25 5EG

INDIVIDUAL, DISTINCTIVE HOUSE WITH DETACHED STUDIO IDEAL FOR BUSINESS/ HOBBIES AND OTHER USES. A detached residence offering surprisingly spacious accommodation arranged over three floors with the added attraction of a single storey building which is currently used as a studio but has potential to develop further for a variety of uses or indeed living accommodation, subject to appropriate planning consent.

The accommodation within the house offers two main reception rooms, fitted kitchen and ground floor WC. The first floor boasts two generously proportioned bedrooms and office area and quite stunning spacious bathroom with feature suite including a free-standing bath.

In addition, there is a further room on the second floor, accessed from a feature spiral staircase and this, in itself, is a super bedroom or office in its own right. Externally, there is a delightful enclosed garden with off-street parking off Northfield Road.

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.



Accommodation

ENTRANCE HALL

A lovely, welcoming entrance to the property featuring a small vestibule with tiled floor and this gives way to the main entrance which features a solid wood floor and staircase leading off featuring a spindled balustrade. Stripped pine doors leading off to principal rooms. Radiator.

LOUNGE

12' 11" x 12' 4" (3.94m x 3.78m)

With front facing bay window and fireplace featuring an open fire. Decorative ceiling cornice and double panelled radiator. Solid wood floor.

Opening into:

DINING ROOM

14' 1" x 12' 9" (4.30m x 3.89m)

With rear facing aspect and featuring a solid wood floor. Double panelled radiator.

Double doors leading into:

CONSERVATORY

10' 5" x 9' 2" (3.18m x 2.80m)

Predominantly glazed and having views across all sides. Door leading into the garden.

KITCHEN

18' 5" x 8' 0" (5.62m x 2.44m)

Fitted with a modern range of kitchen units featuring Shaker style doors and wood block worktop. Space and provision for a Range style gas cooker with extractor canopy over.

Inset stainless steel sink and walk in pantry. Space and plumbing for automatic washing machine, dishwasher and dryer space and provision for a fridge freezer. Ceramic tiled floor. Radiator.

LOBBY

With ceramic tiled floor and door leading to exterior. Double built-in storage cupboard

WC

Shower enclosure with mixer shower. Low-level WC and pedestal wash basin. Ceramic tiled floor.

FIRST FLOOR

LANDING

With feature arched side window and spindled gallery bannister. Spiral staircase leading to second floor.



BEDROOM 1

With attractive views across to Highfield House via two front facing windows. Radiator.

BEDROOM 2

12' 9" x 11' 3" (3.89m x 3.44m)

With rear facing window overlooking the garden. Double panelled radiator.

OFFICE

12' 0" x 4' 11" (3.68m x 1.50m)

With obscure glass side window. Wooden floor. Built-in storage cupboard. Radiator.

BATHROOM

13' 11" x 8' 2" (4.26m x 2.50m)

A generously proportioned bathroom being fully tiled and having a slipper style freestanding bath, pedestal wash basin and low-level WC. Vinyl flooring and radiator. Coved ceiling and inset recessed lighting.

SECOND FLOOR

BEDROOM 3

17' 4" x 11' 6" (5.30m x 3.52m)

With sloped ceilings and two Velux style windows.

OUTSIDE

The property stands back from the road behind its own front forecourt and walled front boundary. There is a side path which leads to the rear of the property. The gardens are secluded and extensive with various lawned areas, mature borders and these ultimately lead to a:

STUDIO

54' 1" x 14' 9" (16.5m x 4.5m)

Divided into two parts with electric power and lighting connected and offering considerable potential to use as a recreation room, garden room or even for conversion into a recreational dwelling or annexe to the main property.

There is also good off-street parking from Northfield Road for multiple vehicles.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 129 sq metres.

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 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 C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E. 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.

WHAT'S YOURS WORTH?

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VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 129 sq m



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