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Chartered Surveyors

**Beverley House**  
Scarborough Road, Driffield  
YO25 5DS

Distinctive detached residence  
Multiple original features  
Five Beds/Three reception

Delightful gardens to rear  
Extensive accommodation  
NO ONWARD CHAIN

**Offers in Region**  
**Of: £375,000**



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# Beverley House

Scarborough Road, Driffield  
YO25 5DS



**A rare opportunity to purchase a most distinctive detached residence in a popular residential area, conveniently situated for access into Driffield Town Centre and having the benefit of delightful, enclosed and extensive gardens to the rear.**

The accommodation on offer is extensive and includes a wealth of character features including some original internal doors and others featuring stained glass windows, ornate ceiling cornice, original radiators and fireplaces.

The property is in need of some updating, however, undoubtedly gives the opportunity to purchase and improve a distinctive home to the buyers own specification. The effort in doing this will be rewarded with owning a quite distinctive home!

## 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

### MAIN ENTRANCE

Into:

### ENTRANCE VESTIBULE

With period mosaic tiled floor and inset doormat, decorative ceiling cornice and main door leading into:

### RECEPTION HALL

With ornate arched feature, decorative ceiling cornice, high skirting boards. Double panelled radiator.



### THROUGH LOUNGE

26' 2" x 12' 9" (8.0m x 3.90m)

With large front facing bay to the front and window to the rear overlooking the garden making this a superb light and airy room. Feature inset fireplace with dog grate and tiled hearth with traditional style fire surround. High skirting boards and original radiators, decorative ceiling cornice and arched feature.



### SITTING ROOM

12' 9" x 10' 11" (3.90m x 3.33m)

With large front facing window, high skirting boards and original fire surround with inset fireplace, decorative ceiling cornice and fitted delft rack.



### CLOAKROOM

With low level WC and pedestal wash basin plus chrome heated towel radiator. Half tiled walls.

### BREAKFAST ROOM

21' 4" x 6' 6" (6.51m x 2.00m)

With feature staircase leading off to the first floor with an understairs storage cupboard.

Original style radiators. Window to the rear.

Large walk-in pantry with fitted cupboards.



### KITCHEN

13' 5" x 11' 7" (4.09m x 3.55m)

With tiled floor and fitted traditional style kitchen units including base cupboards with drawers and blockwork worktops plus large full height storage cupboard housing hot water cylinder. Space and plumbing for automatic washing machine, space and provision for a Range style cooker, dual stainless steel sink with draining boards, space and plumbing for a dishwasher.



Door leading into:

### BOILER ROOM

With floor mounted boiler and door leading out onto the garden.

### FIRST FLOOR

### HALF LANDING

With arched window to the side.



## GALLERIED LANDING

### BEDROOM 1

18' 1" x 10' 9" (5.53m x 3.30m)  
plus (2.31m x 1.72m) With twin front facing windows. Featuring a useful dressing area. Original radiator. Fitted picture rail.



### BEDROOM 2

12' 9" x 12' 9" (3.90m x 3.90m)  
With front facing window, original fireplace, fitted picture rail and double panelled radiator.



### SHOWER ROOM

13' 1" x 12' 9" (4.0m x 3.9m)  
With large walk-in shower being fully tiled, pedestal wash hand basin and low level WC. Ceramic tiled floor, double panelled radiator and built-in storage cupboard.



### BATHROOM

With curved edge bath having a shower over and glass side screen, pedestal wash basin, heated chrome towel rail and fully tiled walls.



### BEDROOM 3

11' 5" x 8' 3" (3.48m x 2.53m)  
With original style radiator. Rear window overlooking the garden.



### **BEDROOM 4**

12' 9" x 8' 10" (3.9m x 2.7m)

Front facing window onto Scarborough Road.  
Radiator.



### **BEDROOM 5**

17' 8" x 13' 6" (5.4m x 4.13m)

With dual aspect to the rear and side. Double  
panelled radiator and built-in storage cupboard.



### **OUTSIDE**

The property stands back from the road behind a shallow front forecourt style garden. There is side vehicular access leading to an integrated single garage.

To the rear of the property is a wonderful mature garden featuring various planted borders, central lawn and ornate pond.



### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) square metres.

### **CENTRAL HEATING**

The property benefits from gas fired central heating to radiators.

### **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 E.

### **ENERGY PERFORMANCE CERTIFICATE**

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

Floor plans are for illustrative purposes only.

## **WHAT'S YOURS WORTH?**

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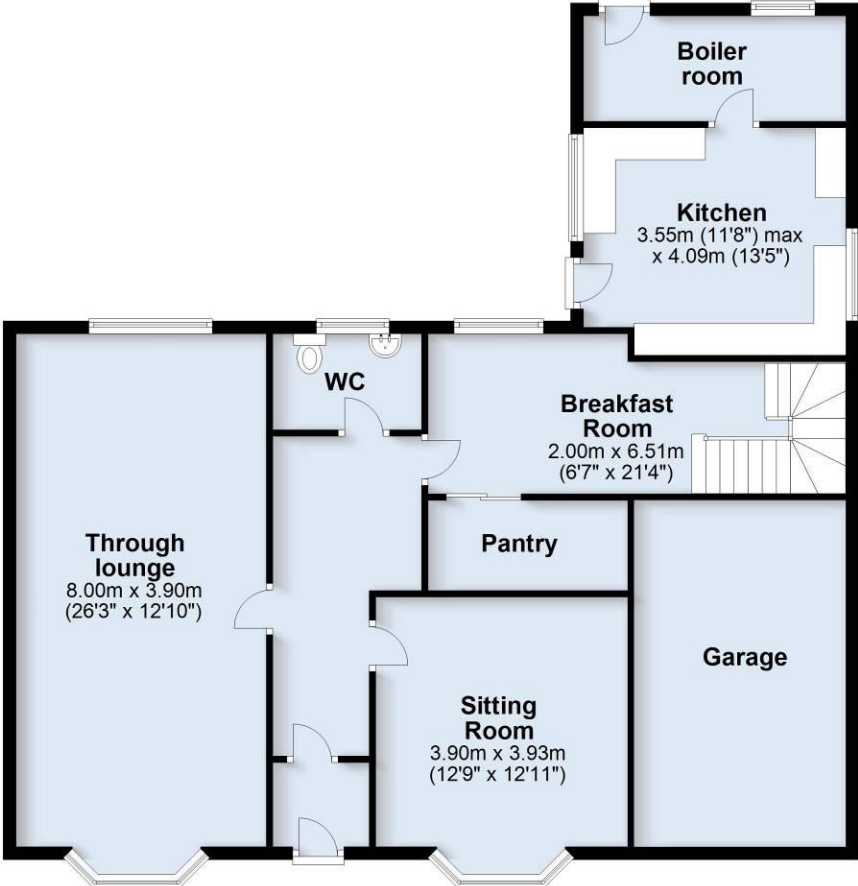
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## **VIEWING**

Strictly by appointment (01377) 253456

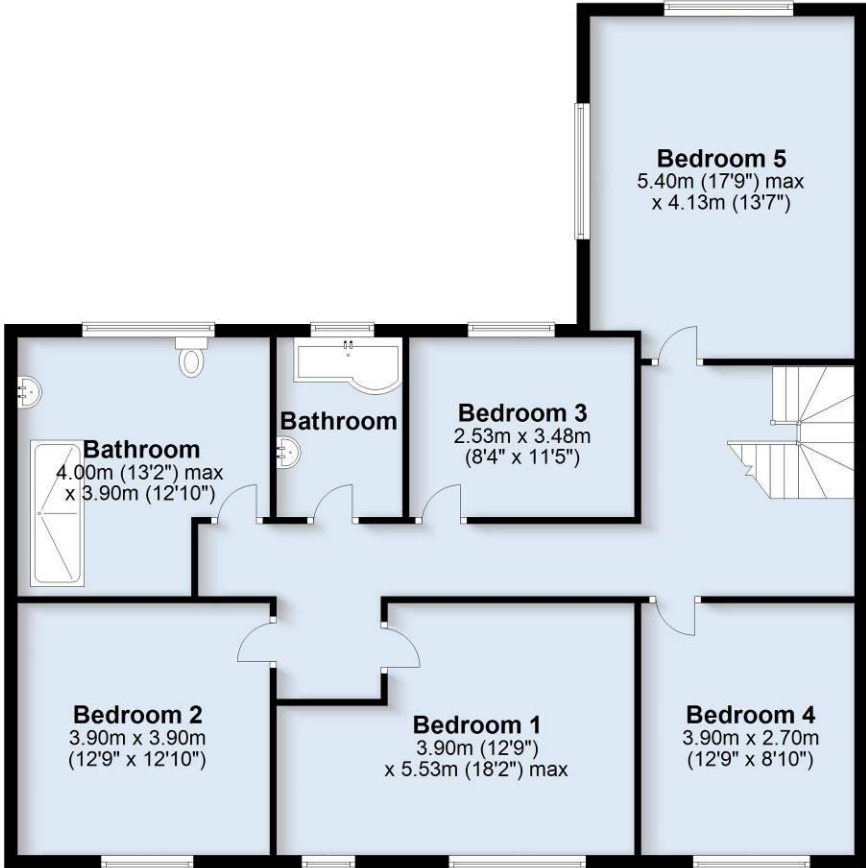
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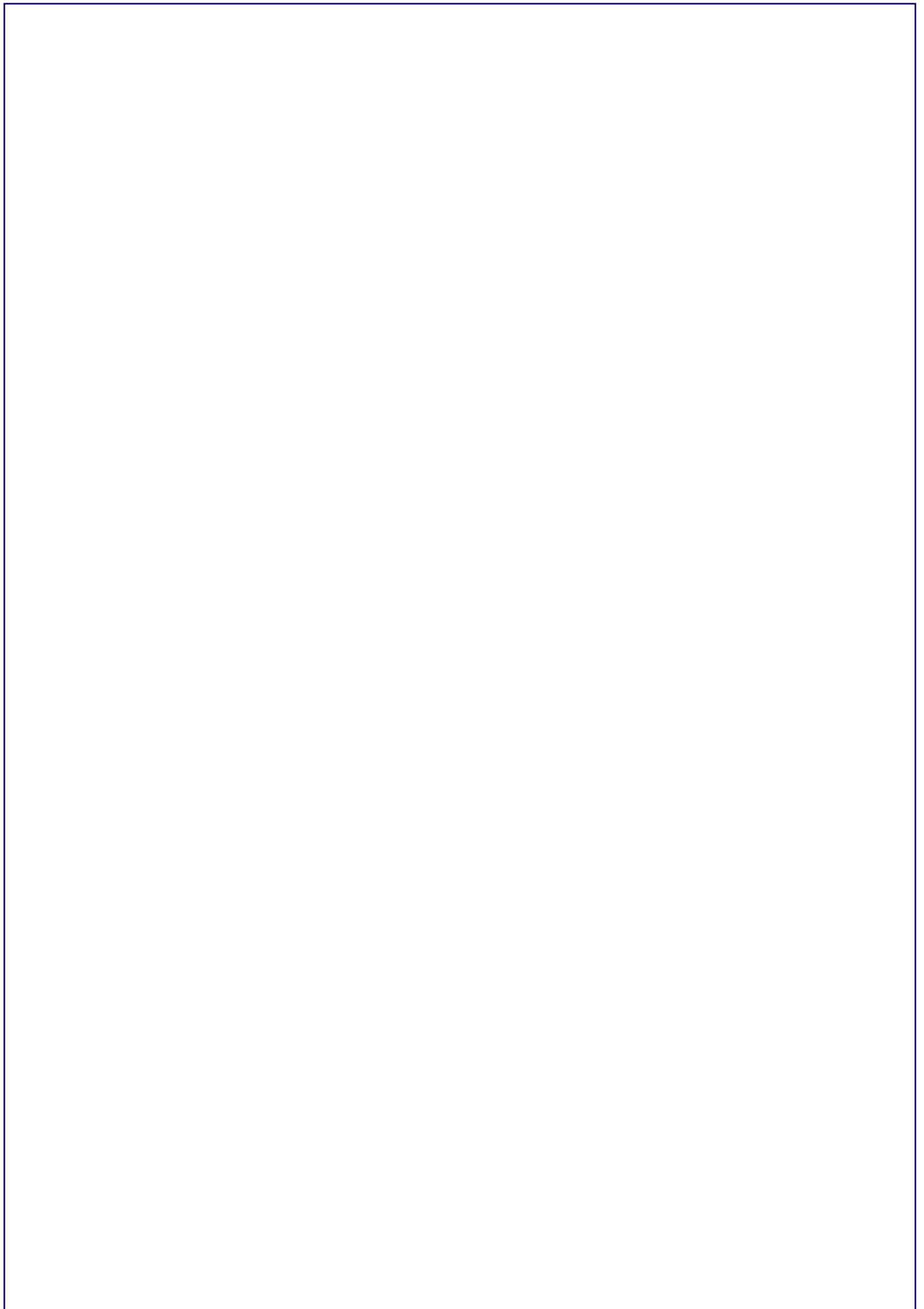
**Ground Floor**

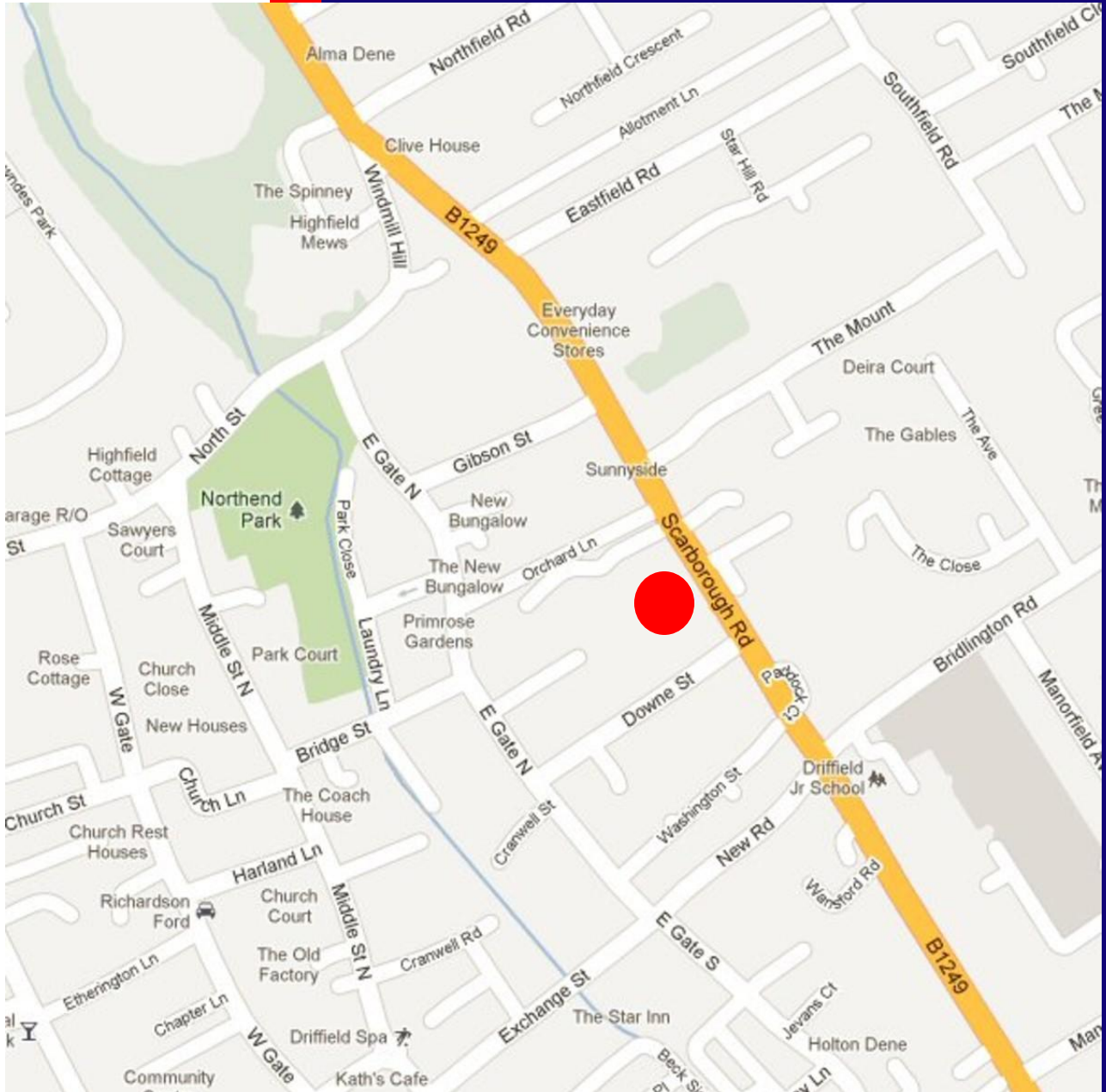




**First Floor**









**64 Middle Street South, Driffield, YO25 6QG**

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