6 Kings Mill Road
Driffield, East Yorkshire YO25 6TT
Price £280,000

W&P WOOLLEY & PARKS

CHARMING PERIOD HOME IN A PRIME LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE***

This beautiful mid terraced property has been sympathetically improved and enhanced throughout. Having undergone a recent transformation some minor cosmetic work is still required, however the overall finish is impressive throughout. The current owners have installed quality sliding sash double glazed windows, log burning stoves, bespoke hand built kitchen, Quartz work surfaces, re plastered walls and storage to name but a few other recent additions. Naturally light and inviting the property is spacious and versatile with entrance hall, lounge, dining area, fitted kitchen, cloakroom/w/c and sitting room all to the ground floor with two double bedrooms and family bathroom to the first plus further double bedroom to the second floor. Externally the property enjoys an enclosed garden to the rear with brick built storage and gated rear access. Situated within the heart of the sought after market town of Driffield this home boasts a variety of amenities on the doorstep. Offered to the market at a competitive price and with demand sure to be high, we strongly recommend early viewings.

Entrance Porch 4'5" x 3'4" (1.36m x 1.04m)

Warm and inviting entrance complete with solid eternal door with fan light over, ornate coving and exposed wood flooring.

Entrance Hall 12'5" x 5'1" (3.79m x 1.56m)

Beautifully presented hall with turn flight staircase leading to first floor accommodation complete with under stairs storage cupboard, attractive neutral decor throughout with ornate coving and cornices, central heating radiator and exposed solid wood flooring laid throughout.

Lounge 12'5" x 12'7" (3.79m x 3.84m)

Naturally light and spacious lounge with double glazed sliding sash bay window to front elevation, charming open fire with cast iron surround and decorative tiled insert creates a superb focal point to the room with bespoke built storage, ornate coving and exposed solid wood flooring.

Dining Area 12'2" x 10'5" (3.73m x 3.19m)

Versatile reception room with double glazed sliding sash window to rear elevation, feature log burning stove with exposed brick insert and tiled hearth, attractive coving, central heating radiator and exposed solid wood flooring.

Kitchen 13'8" x 7'9" (4.17m x 2.38m)

Bespoke hand built kitchen offering a wide range of wall, base and drawer units in a part painted finish with contrasting Quartz work surfaces and part tiled splash back, inset singe bowl Belfast sink unit with farmhouse mixer tap over, integral appliances with fridge, freezer and dishwasher plus free standing range style oven included, double glazed sliding sash window and external door to side elevation with central heating radiator and tiled flooring laid throughout.

Sitting Room 16'6" x 9'1" (5.03m x 2.77)

Superb sitting room extension with sky light windows to ceiling, French doors to side, charming exposed brick wall complete with log burning stove and attractive tiled flooring throughout.

Cloakroom/W/C 5'2" x 2'5" (1.59m x 0.74m)

Fitted with a stylish two piece suite comprising low flush w/c and hand wash basin, tiled slash backs, double glazed window to side elevation and continued tiled flooring.

First Floor Landing 6'2" x 8'8" (1.89m x 2.66m)

Split level landing with sliding sash double glazed window to side elevation and built in storage cupboard.

Main Bedroom 12'5" x 16'0" (3.79m x 4.89m)

Spacious main bedroom with double glazed sliding sash window to front elevation, bespoke double door wardrobes, ornate coving, central heating radiator and exposed solid wood flooring.

Bedroom Two 12'2" x 10'5" (3.72m x 3.19m)

A further good sized double bedroom with double glazed sliding sash window to rear elevation, central heating radiator and exposed wood flooring.

Bathroom 10'4" x 8'11" (3.15m x 2.73m)

Attractive four piece suite comprising fully tiled shower cubicle with mains powered shower over, free standing cast iron roll top bath with brass fittings, low flush w/c and pedestal wash basin, partially wood panelled walls with double glazed sliding sash window to rear elevation, central heating radiator and ceramic tiled flooring.

Second Floor

Turn flight staircase leads to second floor

Bedroom Three 14'4" x 15'4" (4.37m x 4.69m)

A further generous double bedroom with double glazed dormer style window to front elevation, built in eaves storage, charming exposed brick wall, central heating radiator and solid wood flooring.

External

Enclosed garden to the rear offering a fair degree of privacy with timber fenced surround, brick built garden store, lawn area, planted borders and patio all with gated access to the rear.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band B.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

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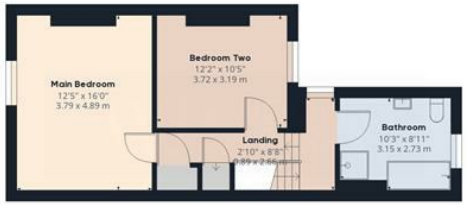
Ground Floor



Floor 1

Floor 2

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Approximate total area(1)

1388.11 ft²

128.96 m²

Reduced headroom

3.61 ft²

0.33 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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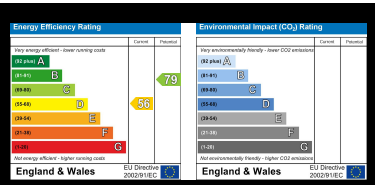
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