



**Millers House, Kings Mill Road
Driffield, East Yorkshire YO25 6TT**
Offers over £585,000

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*** A HIDDEN GEM OFFERED WITH NO CHAIN **
** VR TOUR AVAILABLE **

An extremely rare opportunity to purchase this truly stunning converted Old Mill with no chain, which offers space in abundance and huge versatility throughout!

This magnificent home briefly comprises; Entrance hall, utility, WC, hallway, living room, second reception room and kitchen/diner, all of which overlook the beautifully maintained peaceful rear garden. To the first floor, three generously proportioned rooms, two with en-suites, a potential fourth bedroom/study and a family bathroom.

Externally, a gated private courtyard which serves only five high calibre properties providing off road parking for at least two cars whilst also giving access to the two garages. To the rear, the property enjoys privately enclosed landscaped grounds which wrap around the entirety of the property, with a picturesque stream flowing between the property and its 0.9 of an acre of grounds.

Book your viewing today!



Entrance Porch 11'10" x 9'10" (3.61 x 3.00m)

A grand entrance porch with stone flooring, access into utility room and WC. double doors leading into entrance hall with stairs raising to first floor and cast iron radiator.

Utility 5'3" x 5'0" (1.62 x 1.54m)

Tiled flooring, gas combi boiler, plumbing for washing machine, store cupboard, stainless steel sink with mixer tap and drainer, laminate worktops.

WC 9'0" x 4'1" (2.76 x 1.26m)

low flush WC, pedestal wash hand basin with tiled splash back, opaque window to side elevation extractor fan and tiled flooring.

Entrance Hallway

A striking hallway with stairs rising to the first floor, large sash window to rear elevation and providing access into separate wings, living room and kitchen/diner.

Living Room 22'3" x 14'10" (6.79 x 4.53m)

Flooded with light this stunning generously sized principle reception room comprises sliding doors leading onto a balcony over the millstream that overlooks the rear garden, tv and telephone points, three radiators, feature gas fireplace with marble surround, fitted shelving units and two sash windows to side elevations.

Drawing Room/Study 11'8" x 19'4" (3.57 x 5.90m)

This sizeable room comprises a sash bay window to rear elevation which overlooks the beautiful gardens and the mill stream, frequented by wild water birds, a further sash window to front elevation, telephone point, radiator and fitted shelving units.

Kitchen/Diner 16'4" x 15'0" (5.00 x 4.58m)

Comprising wall and base units with contrasting laminate worktops, ceramic sink and drainer with mixer tap over, free standing gas cooker, agar, dishwasher and fridge freezer, sash window to front elevation, external door to rear garden, tile effect vinyl flooring, half height tiling throughout.

Landing

A large landing comprising two double storage cupboards, wooden double doors, cast iron radiator and double glazed panels opening out onto balcony overlooking the stunning rear garden.

Bedroom One 22'11" x 15'3" (7.01 x 4.65m)

This magnificent room of generous proportions comprises

double glazed sash window to side elevation, double glazed sliding doors onto balcony overlooking rear garden. Wooden flooring throughout, telephone point, three radiators, fitted wardrobes with shelving and hanging space and ample space for further freestanding units.

Bedroom Two 12'1" x 11'7" (3.69 x 3.55m)

Another generous room with fitted wardrobes, sash window and secondary glazing to front elevation, two radiators, access to loft and Wetroom.

Wetroom 5'2" x 7'11" (1.59 x 2.42m)

Ceramic sink with mixer taps inset in vanity unit with mirror, low flush WC, flush shower enclosure with full height wet board, electric shower, towel radiator and window to side elevation.

Bedroom Three 12'3" x 11'10" (3.75 x 3.61m)

Another double room with built in storage cupboard, cast iron radiator, dual aspect sash windows with secondary glazing to front elevation. Separate shower enclosure with full height tiling and glass screen, high gloss fitted vanity unit with sink inset with mixer tap over, chrome towel radiator, low flush WC and tile effect laminate flooring.

Bathroom 10'4" x 6'11" (3.15 x 2.12m)

Comprising free standing bath, triple aspect window to front elevation, low flush WC, wall mounted boiler, pedestal wash hand basin, radiator and tile effect vinyl flooring.

Second Study/Fourth Bedroom

A versatile space that is currently used as a home office and a room that is set up as a fourth bedroom. Two sash windows with secondary glazing to side elevations fitted wall storage cabinet, and continued solid wood flooring from bedroom one

External

To the front, a private gated courtyard which serves only five high calibre properties providing off road parking for at least two cars whilst also giving access to the two garages. To the rear, the property enjoys privately enclosed landscaped grounds of 0.9 of an acre, which wrap around the entirety of the property, with a picturesque mill stream acting as a divide between the side and rear gardens, with Driffield Beck adjoining at the rear garden.

Garages

Two single garages with electronically operated up and over doors, electric power and lighting with first garage having wooden personnel door.

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.

Measurements:

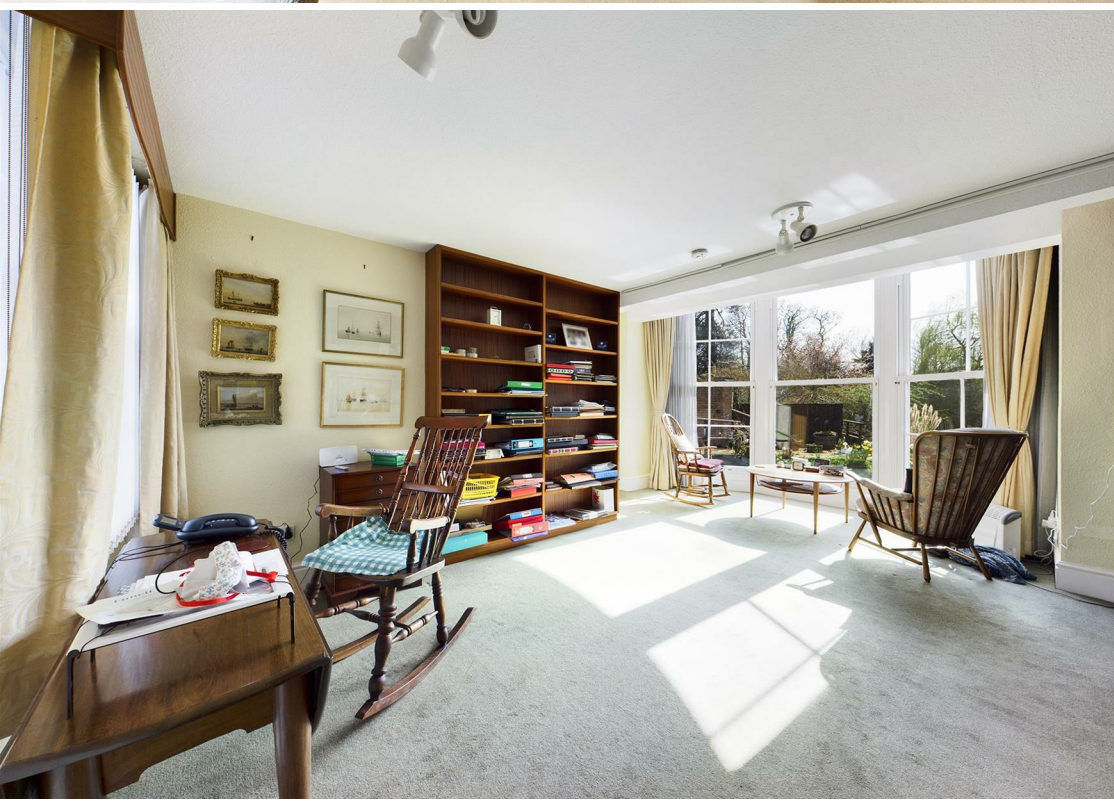
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, 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).







Approximate net internal area: 2623.18 ft² / 243.70 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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