



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>58</div>	<div>79</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01377 310077 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



5, St. Johns Road, Drifffield,  
East Yorkshire, YO25 6RL  
Guide price £410,000

5 St John's Road is a beautiful five bedroom home built in 1923 and is situated on one of Drifffield's most prestigious roads. The house has a wealth of period features including wall panelling, stained glass windows to the landing and feature fireplaces throughout.

The property comprises; entrance hallway, sitting room, lounge, dining kitchen with larder, guest cloakroom, coal room and utility room to the ground floor. To the first floor are five double bedrooms, house bathroom and separate WC.

The property has the benefit of off-road parking and a garage. There is a lawned area to the front aspect, with side access to the rear encompassing a large private garden with lawned area bordered by an array of trees and plants and a good sized vegetable plot at the bottom of the garden, perfect for the green fingered person!

Named as one of The Sunday Times' "Best Places to Live in the North of England", Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating D.



01377 310077 | [drifffield@willowgreenestateagents.co.uk](mailto:drifffield@willowgreenestateagents.co.uk)  
19 Mill Street, Drifffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Drifffield, YO25 6TN | Company number: 12857633



**ENTRANCE PORCH**  
Timber door to front aspect, wall panelling and tiled flooring.

**RECEPTION HALL**  
Windows to front and side aspects, feature fireplace, double radiator, wall panelling, stairs to first floor landing, stained glass window, power points, telephone point and under stairs storage cupboard.

**LOUNGE**  
19'4 (into bay) x 14'1 (max) (5.89m (into bay) x 4.29m (max))  
Bay window to front aspect, window seat, feature fireplace with open fire, high skirting, coving, picture rails, double radiators, power points and TV point.

**SITTING ROOM**  
14'6 x 13'1 (4.42m x 3.99m)  
Window and door to rear aspect, feature fireplace with open fire, high skirting, coving, picture rails, double radiator, power points, TV point, craftsman built limed oak display cupboards and shelf.

**DINING KITCHEN**  
19'4 x 11'11 (5.89m x 3.63m)  
Windows to side and rear aspect, laminate flooring, double radiator, range of base units with wooden work surfaces, sink and drainer unit, tiled splash back, plumbed for dishwasher, Rangemaster freestanding cooker, extractor hood, power points and built in storage cupboards to the alcoves.

**PANTRY**  
7'1 x 5'11 (2.16m x 1.80m)  
Large walk in pantry, window to side aspect, shelving, power points and space for fridge/freezer.

**COAL HOUSE**  
7'1 x 4'2 (2.16m x 1.27m)  
Originally built as a coal house but used for storage. Could potentially be used as a wine store.

**GUEST CLOAKROOM**  
Opaque window to side aspect and high flush WC.

**REAR PORCH**  
Door to side aspect.

**UTILITY ROOM**  
11'7 x 7'11 (3.53m x 2.41m)  
Originally built as a Wash Room with butler style sink, window to rear aspect, plumbed for washing machine, shelving, space for tumble dryer, wall-mounted gas boiler and power points.

**FIRST FLOOR LANDING**  
Stained glass window to side aspect, single radiator, loft access and wall panelling.

**MASTER BEDROOM**  
19'2 (into bay) x 14'x (max) (5.84m (into bay) x 4.27mx (max))  
Bay window to front aspect, window seat, feature fireplace with open fire, double radiator and power points.

**BEDROOM TWO**  
13'11 x 11'11 (4.24m x 3.63m)  
Window to side and rear aspect, feature fireplace with open fire, double radiator and power points.

**BEDROOM THREE**  
11'11 x 11' (3.63m x 3.35m)  
Window to front aspect, feature fireplace with open fire, double radiator and power points.

**BEDROOM FOUR**  
14'6 x 9'6 (4.42m x 2.90m)  
Window to rear aspect, feature fireplace with open fire, wood flooring, double radiator and power points.

**BEDROOM FIVE**  
11'11 (into bay) x 11'6 (max) (3.63m (into bay) x 3.51m (max))  
UPVC window to rear aspect, feature fireplace with open fire, double radiator and power points.

**HOUSE BATHROOM**  
Opaque window to side aspect, panel enclosed bath with mixer taps and shower attachment, wash hand basin with pedestal, part tiled walls, double radiator, loft hatch and built in storage cupboard housing hot water cylinder.

**SEPARATE WC**  
Low flush WC and wooden flooring.

**GARDENS**  
Front garden laid to lawn with plant and shrub borders, side entrance to the south west facing gardens to the rear of the house, which are mainly laid to lawn with trees and plant borders either side, outside tap, wooden sun hut facing south, large vegetable plot at the bottom of the garden, two sheds and greenhouse.

**TENURE**  
Freehold.

**GARAGE**  
22'9 x 7'11 (6.93m x 2.41m)  
Detached garage with up and over door, window and personal door.

**ENERGY PERFORMANCE RATING D**

**COUNCIL TAX BAND E**

