



38 Beverley Road  
Driffield, YO25 6RZ  
Asking price £325,000

  
WILLOWGREEN  
ESTATE AGENTS



A beautifully renovated town house with walled garden and parking. This desirable lovingly maintained and restored end of terraced house deserves more than a passing glance! With wood burning stoves, beams and exposed brick work gives a great feel for modern living with a twist of 'the old'.

The property is family sized with versatile accommodation, briefly comprising entrance hall, lounge, kitchen/ living/ diner, utility room, cloaks wc, first floor landing with two bedrooms and bathroom, second floor with bedroom and shower room, second staircase with sitting room and office/ bedroom space. Two spacious brick houses, parking for three vehicles and private walled rear garden with seating areas and raised lawn.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield 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 E



<b>ENTRANCE HALL</b> 10'00 x 5'00 (3.05m x 1.52m) With composite door into, understairs cupboard, karndean flooring and stairs leading off.	wardrobes, radiator and window to front elevation. Door to.	The property has undergone a programme of refurbishment in recent years.
<b>LOUNGE</b> 14'00 x 13'1 (4.27m x 3.99m) A delightful light and spacious shaped room with feature fireplace, wood burning stove in situ, karndean flooring, TV point, two radiators and coving.	<b>BATHROOM</b> 12'2 x 7'00 (3.71m x 2.13m) With wall mounted wash hand basin, low level wc, double shower cubicle with thermostatic shower over, part tiled walls, roll top bath with clawed feet, tiled flooring, radiator and window to front elevation.	
<b>KITCHEN/LIVING/DINER</b> 28'0 x 11'10 (8.53m x 3.61m) A perfect family room with feature fireplace, wood burning stove in situ, exposed brick work, feature alcove, beam to ceiling, ceiling spotlighting, karndean flooring, range of fitted wall, base and drawer units, ceramic sink and mixer tap, work surface over, tiled splash back, integrated dishwasher, fridge freezer and four windows to the front elevation.	<b>SECOND FLOOR</b>  <b>BEDROOM 3</b> 18'00 x 7'00 (5.49m x 2.13m) With window to front elevation and radiator.	
<b>UTILITY ROOM</b> 9'4 x 8'00 (2.84m x 2.44m) With space for washing machine and tumble dryer, tiled flooring, rear entrance door and second staircase leading off.	<b>EN-SUITE SHOWER ROOM</b> 6'00 x 2'4 (1.83m x 0.71m) With low level wc, shower cubicle, wall mounted wash hand basin, vinyl flooring and window.	
<b>CLOAKS/ WC</b> 5'00 x 3'00 (1.52m x 0.91m) With low level wc, wall mounted wash hand basin, tiled flooring and ceiling spotlighting.	<b>OUTHOUSES</b> Two sizable brick outhouses which could be converted and used for a vreiety of uses. (subject to consents).	
<b>SECOND STAIRCASE</b>  <b>LANDING/ SITTING ROOM</b> 11'00 x 6'9 (3.35m x 2.06m) With a galleried landing/ sitting area, radiator, window to the rear elevation, TV point, beam and door to office/ bedroom.	<b>PARKING</b> There is parking for three vehicles on the gravelled driveway.  <b>GARDEN</b> The property sits proud on the plot, partial pavement frontage, wrought iron railings and trees to give privacy. Gated access to the rear, the rear garden is walled with patio/ seating areas and raised lawn with slate and sleeper borders, log store corner seat, outside tap, ouside lighting and sockets.	
<b>OFFICE/ BEDROOM 4</b> 9'00 x 9'00 (2.74m x 2.74m) With radiator and window to front elevation. Built-in timber bed frame.	<b>TENURE</b> We understand that the property is Freehold.	
<b>FIRST FLOOR LANDING</b> 7'8 x 5'00 (2.34m x 1.52m) With window to front elevation.	<b>SERVICES</b> All mains services are connected.	
<b>BEDROOM 1</b> 14'00 x 13'2 (4.27m x 4.01m) A distinctive shaped room with radiator and two windows to front elevation.	<b>ENERGY PERFORMANCE CERTIFICATE</b> The energy performance rating is E. (This may change as there has been work done to the property which may enhance this)	
<b>BEDROOM 2</b> 12'00 x 12'00 (3.66m x 3.66m) With range of bespoke built-in storage cupboards/	<b>COUNCIL TAX BAND</b> The council tax banding is C.	
	<b>NOTE</b>	

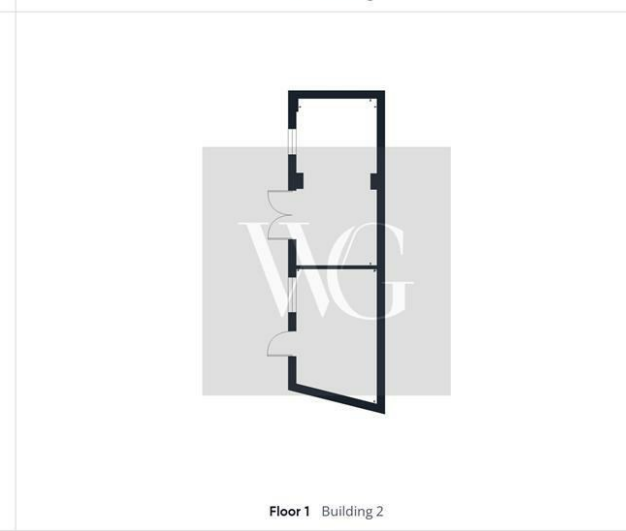
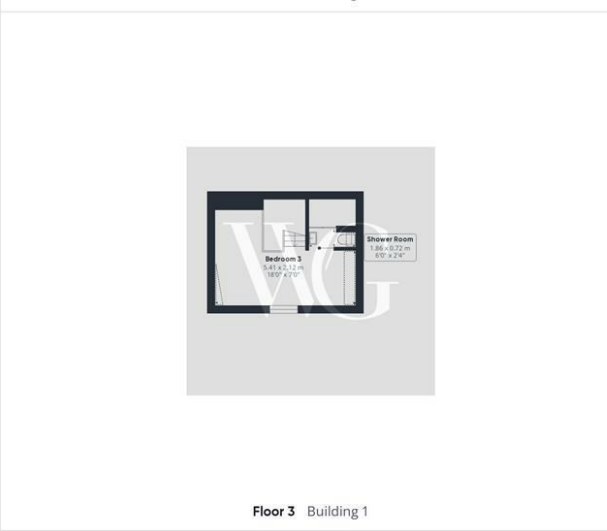












**Approximate total area<sup>10</sup>**

171.52 m<sup>2</sup>  
1846.23 ft<sup>2</sup>

**Reduced headroom**

4.4 m<sup>2</sup>  
47.36 ft<sup>2</sup>

Reduced headroom  
(below 1.5m/4.92ft)

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