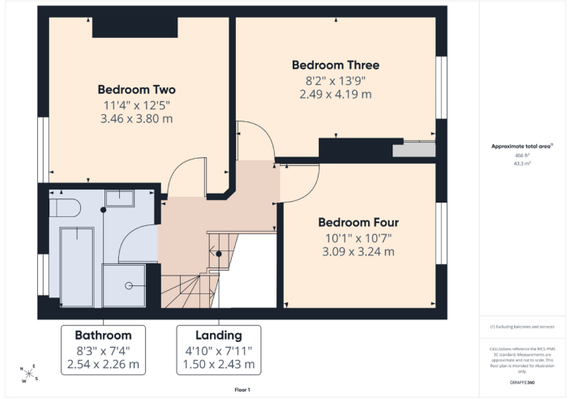
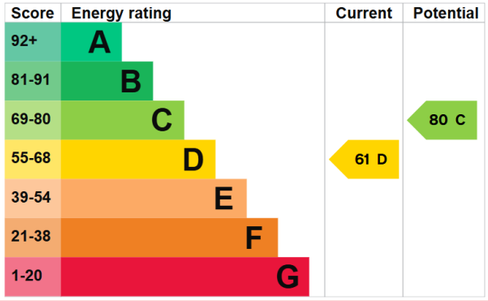
















Guide Price £295,000

6 Beverley Road, Driffield, YO25 6RX





SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

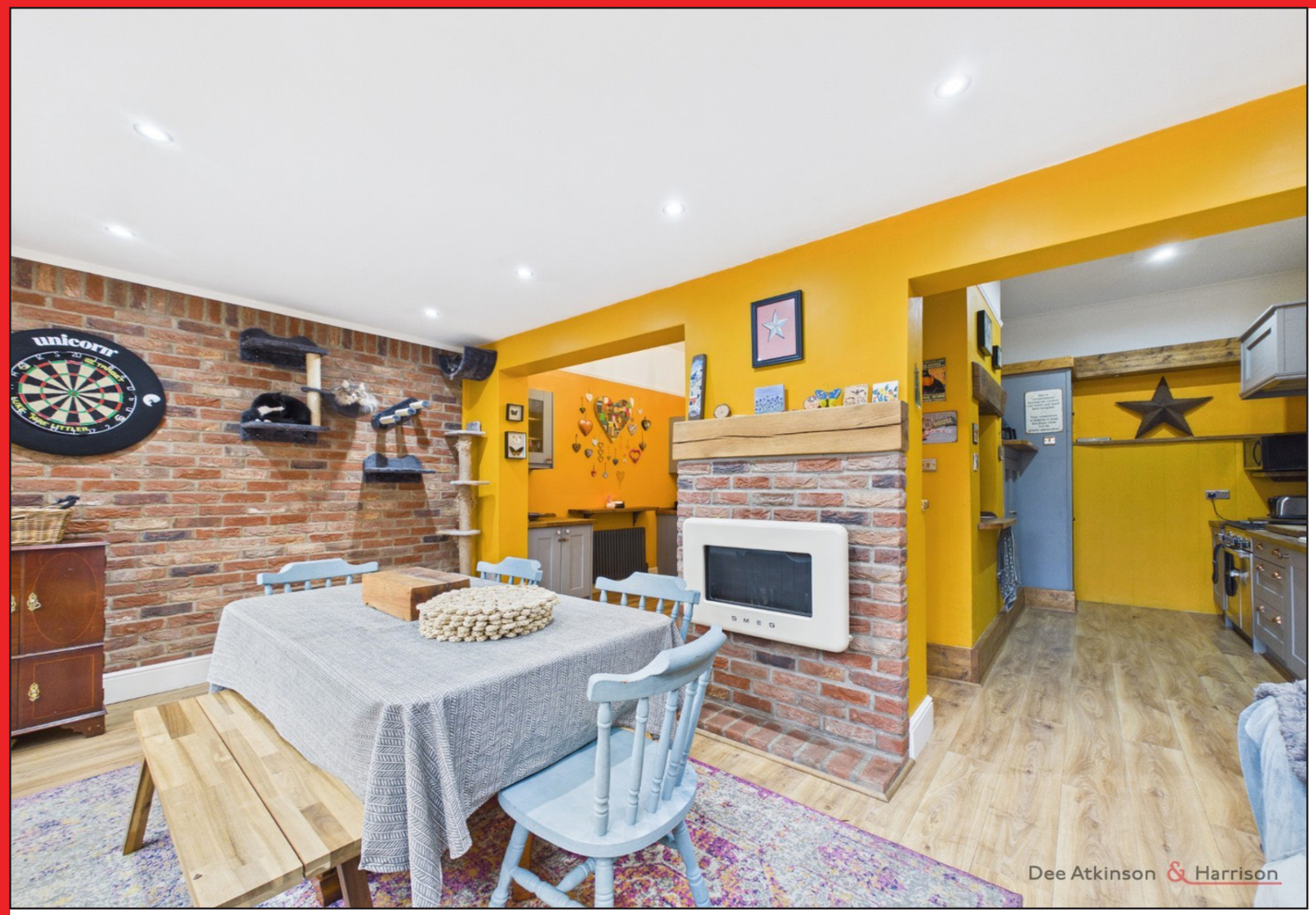
VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



6 Beverley Road, Driffield, YO25 6RX

A beautifully presented Victorian home brimming with character and charm, 6 Beverley Road combines traditional elegance with modern living. Ideally positioned close to the local town centre, this deceptively spacious mid-terrace property offers four generous double bedrooms arranged over three floors, providing versatile and well-proportioned accommodation throughout. Thoughtfully renovated over the years, the home retains period charm, with stunning high ceilings and original features complemented by a contemporary feel with a tasteful pop of colour. The appeal continues outside, where a fully enclosed and private garden provides the perfect space to enjoy outdoor living. With its impressive presentation and generous accommodation this home is sure to appeal to a wide range of prospective buyers.

The property briefly comprises:- entrance hall, lounge, WC, open plan kitchen, dining/living area, first floor landing with three double bedrooms and family bathroom, second floor with primary bedroom and WC, rear garden and on street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4’9 (1.46m) x 15’11 (4.86m)
Spacious entrance with tall ceilings, door and window to the front aspect, coving, stairs leading to the first floor landing, storage space for shoes and coats, laminated flooring, radiator and power points.

LOUNGE- 13’4 (4.08m) x 12’9 (3.90m)
Cosy living room with bay window to the front aspect, coving, log burning stove with brick hearth, wooden surround and mantel piece, built in cupboard, fitted carpets, radiator, TV point and power points.

WC- 3’10 (1.18m) x 3’4 (1.02m)
Tiled splash back, low flush WC, sink with mixer tap and vanity unit, laminated flooring and extractor fan.

KITCHEN- 7’8 (2.36m) x 13’9 (4.20m)
Country cottage style kitchen with coving, picture rail, inset spotlights, tiled splash back, a range of base units with solid wood worktop, wall mounted shelving, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, cupboard housing the plumbing for washing machine and space for a dryer, Rangemaster oven with gas hob and extractor hood, laminated flooring and power points. The kitchen opens up into:

DINING/LIVING AREA- 9’11 (3.03m) x 10’3 (3.15m)/17’0 (5.20m) x 8’9 (2.67m)
French doors and window to the rear aspect, inset spotlights, coving, picture rail, exposed brick wall, wall mounted electric fireplace, breakfast bar area with built in dog cage, additional wall and base units, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 4’10 (1.50m) x 7’11 (2.43m)
Stairs leading to the second floor landing and fitted carpets.

BEDROOM TWO- 11’4 (3.46m) x 12’5 (3.80m)
Window to the front aspect, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 8’2 (2.49m) x 13’9 (4.19m)
Window to the rear aspect, built in storage cupboard housing the gas boiler, fitted carpets, radiator and power points.

BEDROOM FOUR- 10’1 (3.09m) x 10’7 (3.24m)
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 8’3 (2.54m) x 7’4 (2.26m)
Opaque window to the front aspect, inset spotlights, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, free standing roll top bath, fully tiled shower cubicle, vinyl flooring, heated towel rail and extractor fan.

SECOND FLOOR

BEDROOM ONE- 14’0 (4.28m) x 14’11 (4.55m)
Fabulous sized primary bedroom with window to the front aspect, additional Velux windows to the rear, large built in storage cupboard, fitted carpets, radiator and power points. There is also an area ideal for seating with vinyl flooring.

WC- 4’8 (1.43m) x 4’9 (1.46m)
Inset spotlights, low flush WC, sink with mixer tap and storage cupboard, vinyl flooring and extractor fan.

GARDEN
Well-proportioned and sunny South-East facing garden which enjoys a patio area to the immediate rear with pergola, lawned area leading to the bottom of the garden which is laid with blocked pavers and has a timber storage shed, timber fencing and gated side access.

PARKING
On street parking.



