



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(24-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



£ 425,000

St Johns Croft,
24 St Johns Road
Driffield

TENURE

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

COUNCIL TAX

Band F

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

VIEWINGS

Strictly by appointment through the Sole Agents on 01377 241919.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With parquet floor, three cast iron radiators, six wall light points, staircase leading off, under stairs storage cupboard and telephone point. An oak panelled door opens into:

CLOAKROOM

With low level WC, pedestal wash basin, ceramic tiled floor, cast iron radiator, two wall light points and metre cupboard.

DRAWING ROOM

Featuring a deep oak framed bay window, open fire with basket grates set within a heavy carved wood mantelpiece, TV aerial point, moulded cornices to the ceiling, recess display alcoves, three cast iron radiators and french door to the garden.

SITTING ROOM

With open fire set-in a traditional fireplace with brick hearth and inlay, two cast iron radiators and a full height sash window with original shutters..

STUDY

With cast iron radiator, moulded cornices to the ceiling and ceiling rose.

LIVING AREA

This open plan area to the kitchen provides a fabulous living space and includes multi-fuel burner, set within a brick fireplace, TV aerial point, alcove storage cupboards, exposed beam to the ceiling and five wall light points, enclosed secondary staircase to the first floor and access door to the cellar.

KITCHEN

Fully refitted with an extensive range of units including inset sink and mixer tap, base, wall, drawer and basket draw units, Integrated dishwasher, fridge and freezer, travertine tiled floor, space for a range style cooker. All units have soft close doors and drawers. Double radiator and ceiling spotlights.

UTILITY ROOM

With stainless steel sink, ceramic tiled floor, plumbing for automatic washing machine, gas fired central heating boiler and fitted storage cupboards.

BOOT ROOM

With fitted wall cupboards and double doors opening to the garage.

FIRST FLOOR LANDING

With two cast iron radiators, built-in over stairs storage cupboard, large storage cupboard and three wall light points.

MASTER BEDROOM

With fitted wardrobe providing hanging and storage space, TV aerial point, two wall light points, bedside cupboard and drawers, coving to the ceiling and cast iron radiator.

EN-SUITE BATHROOM

With five piece white suite including encased bath with mixer hand spray attachment, vanity wash hand basin, low level WC, bidet, corner shower cubicle, heated towel rail, cast iron radiator, inset ceiling spotlights, cupboard housing a gas fired hot water heater, extractor fan.

BEDROOM TWO

With original basket grate fireplace, cast iron radiator and coving to the ceiling.

EN-SUITE SHOWER ROOM

With three piece suite including corner shower, dual flush low level WC and pedestal wash hand basin.

BEDROOM THREE

With cast iron radiator and TV aerial point.

BEDROOM FOUR

With two fitted wardrobes providing hanging and storage space, cast iron radiator, TV aerial point and coving to the ceiling.

BEDROOM FIVE

With cast iron radiator.

BATHROOM

Fully refitted with a P-Shaped bath with independent shower and screen over, dual flush low level WC, pedestal wash hand basin, chrome heated towel rail.

GARAGE

The property is approached via a shared gravelled drive from St Johns Road that leads to a parking and turning area and also gives access to the double garage 15'6" x 15'3" twin hinged doors, power and light connected.

OUTSIDE

The property is approached from St Johns Road via a gravelled shared drive which St Johns Croft has a Right of Way over, this leads to a parking and turning area and also gives access to the double garage 15'6" x 15'3" twin hinged doors, power and light connected.

St Johns Croft, Driffield

St Johns Croft is a most attractive Grade II Listed period house offering over 3000 sq ft of accommodation that has just undergone a comprehensive refurbishment including reroofing, installation of new bathrooms, new kitchen, replacement of some windows, redecoration and re-carpeting throughout.

Situated in one of Driffield's prime residential locations which lies within comfortable walking distance of the Town Centre and all main amenities, the property provides centrally heated accommodation that will appeal to anyone looking for an individual period family home.

LOCATION

St Johns Road is a sought after location which is situated within walking distance of the Town Centre and all amenities. Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

