

Ulllyotts

EST 1891



Lena Cottage, Middle Street
Kilham

YO25 4RL

ASKING PRICE OF

£162,000

2 Bedroom Semi-Detached Cottage

Ulllyotts

EST 1891

01262 401401



Rear Garden



2



1



1



Off Road
Parking



Gas Central Heating

Lena Cottage, Middle Street, Kilham, YO25 4RL

Nestled in the charming village of Kilham, this quirky semi-detached cottage exudes character and is offered with no onward chain. The ground floor offers a cosy lounge, a kitchen with an entrance hall that doubles as a dining area, a shower room and a utility sunroom and two bedrooms on the first floor. Outside, the large, low-maintenance gravelled garden offers ample space for relaxation and entertainment, featuring a handy storage shed, a delightful summer house and a brick-built BBQ area. Secure double wooden gates open to generous parking for multiple vehicles, making this unique home both charming and practical.

The current owners currently use the property as a holiday let, the new owners could easily continue with the holiday let business or equally the property would be suitable for a first-time buyer or investor. Due to its age, the property has low doorways and a steep staircase. Middle Street in Kilham is a picturesque street lined with a mix of charming cottages, period properties and modern homes, reflecting the village's rich history and

rural character. Kilham is a peaceful East Yorkshire village that offers a welcoming community feel with its local pub, historic churches and scenic countryside surroundings. Kilham itself was once a significant market town and still retains its traditional charm, featuring quiet lanes, open fields and a strong sense of village life, making it an idyllic setting for those seeking a tranquil yet well-connected place to call home.

Kilham is well-situated with several towns nearby offering a mix of amenities and attractions. The closest is Driffield, just five miles southwest, Driffield, known as the "Capital of the Wolds," is a charming market town in East Yorkshire, offering a blend of rural tradition and modern convenience. With its historic high street, independent shops, and bustling weekly markets, it retains a strong sense of community. The town is surrounded by the rolling Yorkshire Wolds, providing stunning countryside views and excellent walking routes.



Entrance Hall / Dining Area



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

8' 8" x 6' 5" (2.66m x 1.96m)

Entrance is via a uPVC cottage style door to the front of the property into an entrance hall that currently doubles as a dining area, the space is light and airy as it benefits from a window to the front and side elevation, two radiators for warmth, exposed beams add character to the property, loft access and access to the shower room and kitchen.

LOUNGE

12' 3" x 11' 10" (3.74m x 3.62m)

A cosy lounge with a window to the front elevation, exposed beams, a painted brick fire place and surround, two radiators, fitted storage and shelving.

KITCHEN

11' 3" x 8' 11" (3.44m x 2.73m)

With a range of wall, base and drawer units with work top over, tiled splashback and herringbone effect vinyl flooring, exposed beams again add to the character of the cottage along with a stable door that offers access to the sunroom / utility room. A stainless-steel sink and

drainer sit beneath a window to the rear elevation overlooking the garden. Space for appliances including an undercounter fridge, free standing oven with fitted extractor fan. A storage cupboard offers additional space under the stairs and the staircase leads to the first-floor landing and a door leads into the lounge.

SUN ROOM / UTILITY

7' 6" x 6' 9" (2.30m x 2.07m)

A uPVC construction which could be used as a sun room but is currently used as a utility space with grey wood effect vinyl flooring, a countertop and under counter space and plumbing for a washing machine, dryer, and small fridge freezer. A uPVC door leads to the garden.

FIRST FLOOR LANDING

With steps up to bedroom 1 & 2.

BEDROOM 1

12' 2" x 11' 10" (3.72m x 3.62m)

Accessed via a smaller than average door, a window to the front elevation, loft access, two radiators and shelving.



Sun Room/Utility



Bedroom 1



Bedroom 2

BEDROOM 2

11' 2" x 6' 6" (3.42m x 2.00m)

With a window to the rear elevation overlooking the rear garden and radiator.

SHOWER ROOM

8' 10" x 6' 2" (2.70m x 1.89m)

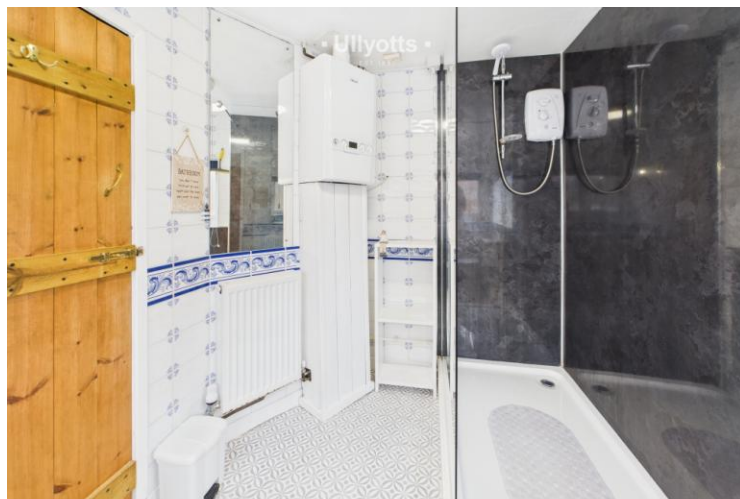
A shower room with patterned vinyl flooring, tiled walls, a shower cubicle with wet wall surround, glass screen and electric shower, vanity wash hand basin, WC, wall light, radiator and wall mounted gas central heating boiler.

OUTSIDE

The property sits behind a low level wall topped with fencing, a personnel gate offers access to the main entrance while double wooden gates offer access to the rear garden and offers ample parking.

PARKING

Parking is available to the side of the property through double wooden gates. Additional parking is available at the top of the garden and is accessed via the private road to the left of the property via gated access. This property has a right of access over the private road.



Shower Room

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - DELETED

Current rateable value (1 April 2023 to present) - £1,925

ENERGY PERFORMANCE CERTIFICATE - AWAITED



Shower Room



Garden



Seating Area



Summer House

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

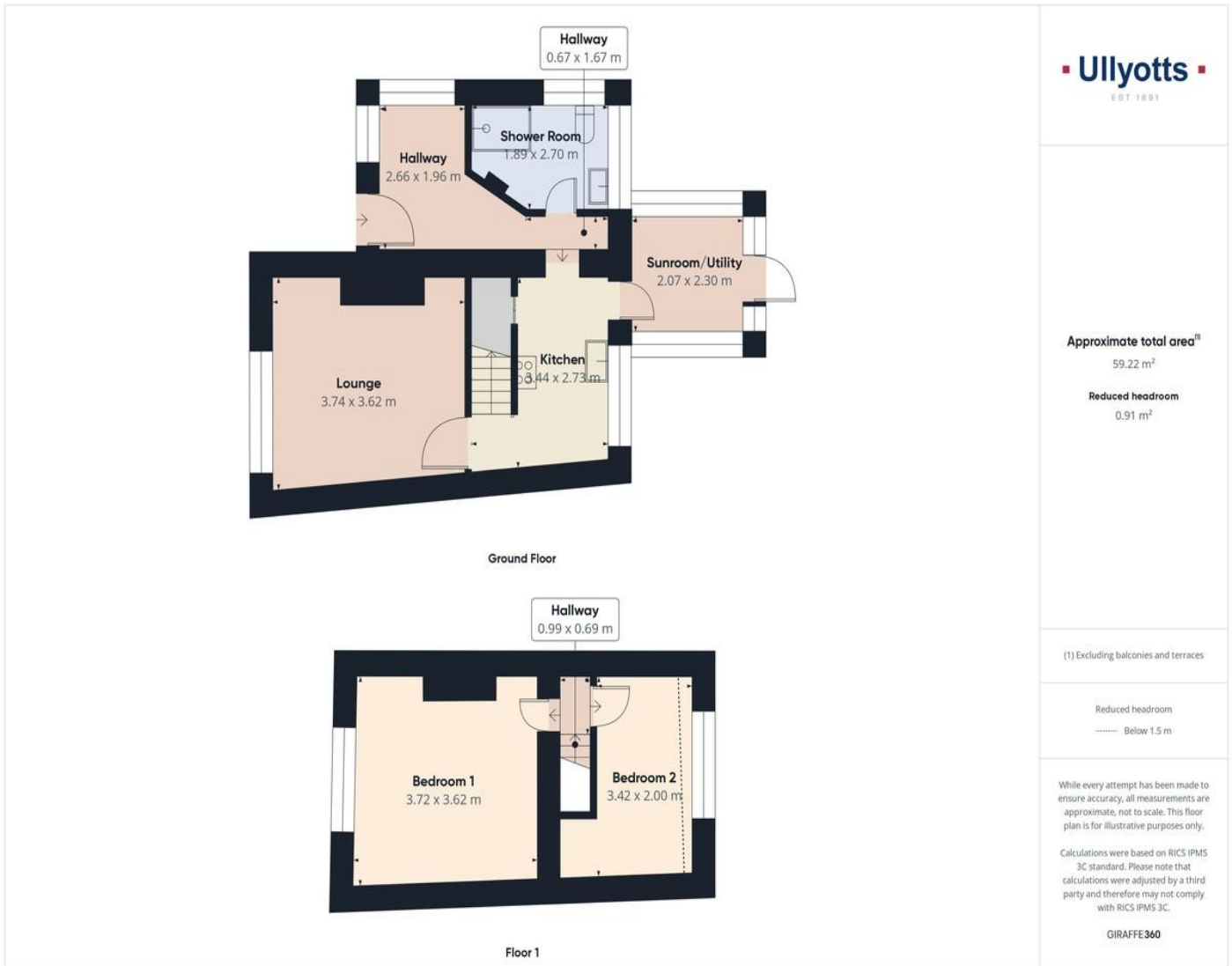
VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 59 m² (635 ft²)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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