



2 West End
Kilham
YO25 4SS

ASKING PRICE OF

£220,000

3 Bedroom Semi detached house



Lounge



3



1



1



Off Road
Parking



Gas Central Heating

2 West End, Kilham, YO25 4SS

An established semi detached house located within a popular and sought-after village setting offering generously proportioned gardens along with off street parking and range of attached outhouses.

The accommodation on offer will no doubt have a wide appeal from first-time buyers through to small families and even couples simply wanting a village setting with the associated gardens on offer.

The accommodation includes, entrance hall, lounge, kitchen, bathroom and 3 first floor bedrooms.

KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffeld, which held annual trading fairs. Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.



Kitchen



Lounge



Shower Room



Kitchen

Accommodation

ENTRANCE HALL

Radiator.

LOUNGE

15' 10" x 11' 2" (4.83m x 3.42m)

With dual front facing windows. Radiator. Chimney breast with niche suitable for an electric fire.

KITCHEN

12' 2" x 8' 9" (3.73m x 2.68m)

With stainless steel sink and single drainer and base cupboard beneath. Additional base cupboards with chrome effect angles and coordinating worktops. Electric oven and electric hob with extractor over. Splash back tiling, space and plumbing for a dishwasher or washing machine.

PANTRY

Wall hung boiler and plumbing for automatic washing machine.

SHOWER ROOM

With shower enclosure, pedestal wash basin and low-level WC. Fully tiled walls and floor.

FIRST FLOOR

LANDING

BEDROOM 1

12' 2" x 10' 7" (3.71m x 3.23m)

With rear facing window. Fireplace, radiator.

BEDROOM 2

16' 0" x 8' 3" (4.89m x 2.52m)

With dual front facing windows. Radiator and fireplace.

BEDROOM 3

8' 10" x 8' 3" (2.71m x 2.53m)

Rear facing windows. Radiator.

OUTSIDE

The property stands back from the road behind its own front garden. There is a concrete hardstanding suitable for off street parking.

Immediately to the rear of the property is a range of attached outhouses. The gardens are predominantly lawned and enclosed with mature hedging.



Bedroom



Bedroom



Bedroom



Garden

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 sealed unit double glazing throughout.

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

Band

ENERGY PERFORMANCE CERTIFICATE

Rating

NOTES

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.

Regulated by RICS



Out houses

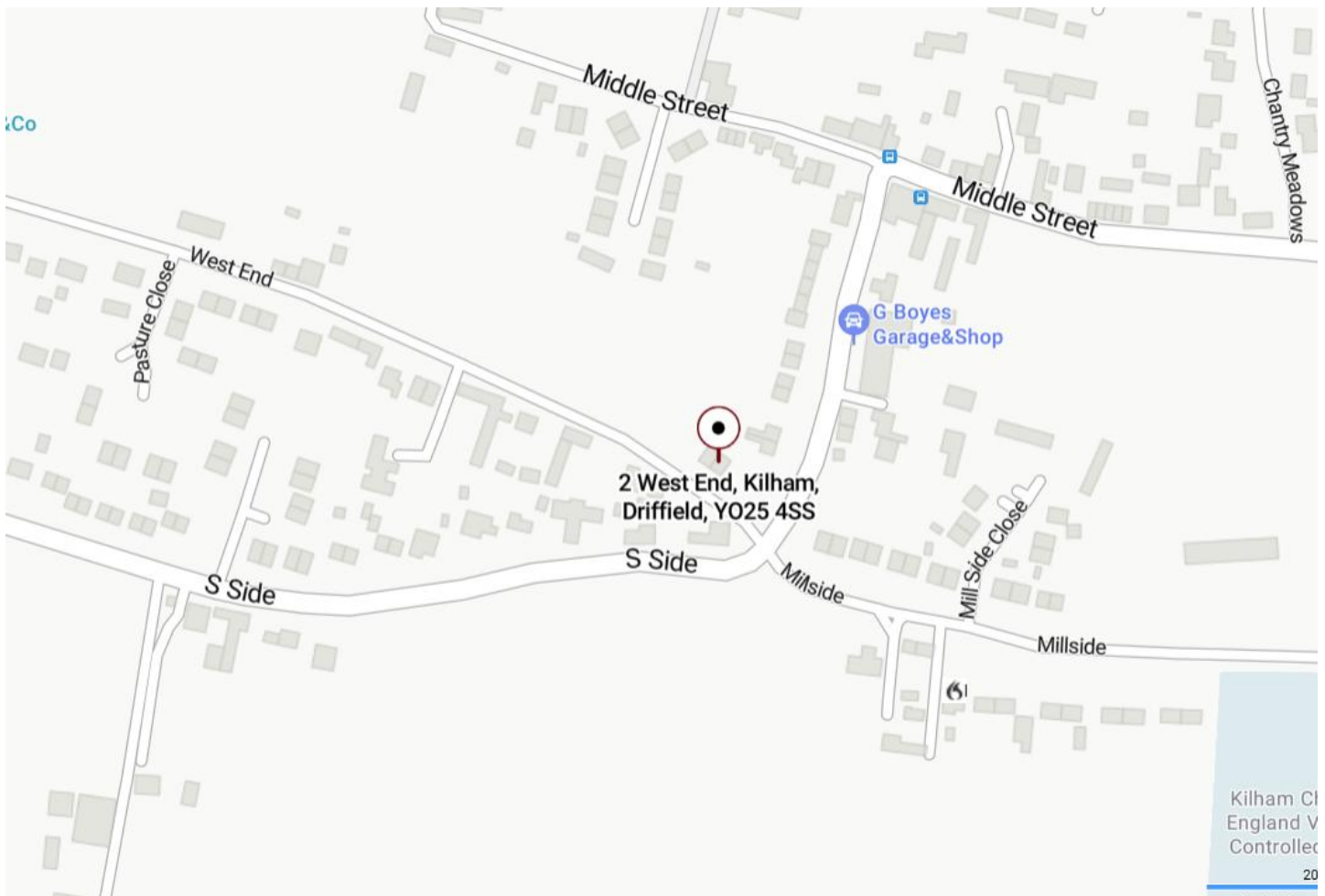


Rear



Garden

The stated floor area is approximately 69 sq m



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