

Dee Atkinson Harrison

Approximate total area¹⁾
999.87 sq ft
92.89 m²

1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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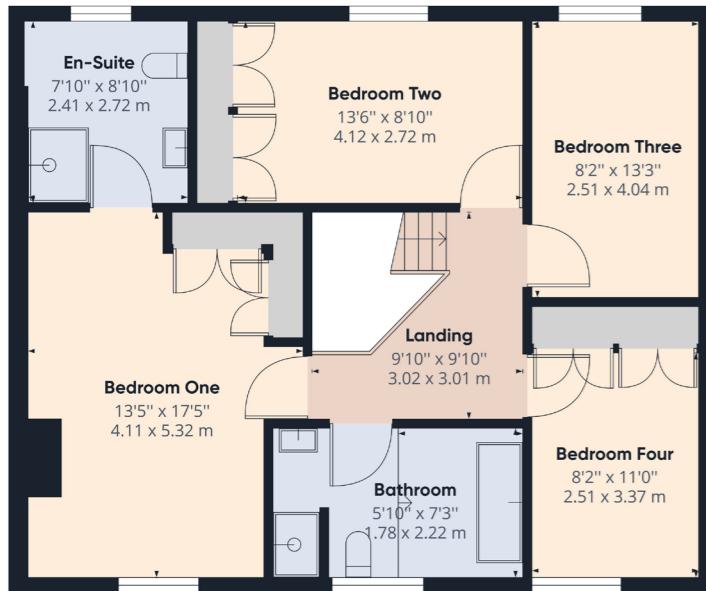
Dee Atkinson Harrison

Approximate total area¹⁾
783.51 sq ft
72.79 m²

1) Excluding balconies and terraces

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Asking Price
£450,000

**Kendal House,
Little Kelk, YO25 8HL**

SERVICES
Oil fired central heating, mains electric and sewage.

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 'E'.

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.



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THE ACCOMMODATION COMPRISES:

- ENTRANCE HALL**
Door to the front aspect, coving, stairs leading to the first floor landing, fitted carpets, radiator and power points.
- CLOAKROOM- 2'11 (0.89m) x 6'6 (2.00m)**
Opaque window to the front aspect, coving, low flush WC, sink with pedestal, exposed floorboards and radiator.
- LOUNGE- 13'4 (4.09m) x 15'3 (4.67m)**
Window to the front aspect, double doors leading to the dining room, coving, log burner with tiled hearth and surround, exposed floorboards, radiator, TV point and power points.
- DINING ROOM- 13'4 (4.09m) x 10'9 (3.30m)**
Coving, exposed floorboards, radiator and power points.
- SUNROOM- 11'2 (3.42m) x 12'2 (3.71m)**
Double doors to the side aspect and windows to all three sides, exposed beams, exposed floorboards, radiator and power points.
- KITCHEN/BREAKFAST AREA- 11'9 (3.60m) x 19'10 (6.05m)**
Window to the rear aspect, coving, attractive handmade bespoke kitchen with a range of wall and base units, tiled splash back, partially panelled walls, solid wood worktops, plumbing for a dishwasher, freestanding wine fridge, double Belfast sink, electric hob, electric oven, extractor hood, understairs cupboard, exposed floorboards, radiator and power points.
- UTILITY ROOM- 9'9 (2.98m) x 8'9 (2.68m)**
Door and window to the rear aspect, coving, oil fired boiler, a range of wall and base units, tiled splash back, space for fridge/freezer, plumbing for washing machine, space for dryer, exposed floorboards, radiator, extractor fan and power points.
- OFFICE/SNUG- 8'9 (2.69m) x 6'6 (1.99m)**
Window to the front aspect, coving, exposed floorboards, radiator and power points.

- FIRST FLOOR LANDING**
Coving and fitted carpets.
- BEDROOM ONE- 13'5 (4.11m) x 17'5 (5.32m)**
Window to the front aspect, coving, built in wardrobes, exposed floorboards, radiator, TV point and power points.
- EN-SUITE- 7'10 (2.41m) x 8'10 (2.72m)**
Opaque window to the rear aspect, coving, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle, exposed floorboards, radiator and extractor fan.
- BEDROOM TWO- 13'6 (4.12m) x 8'10 (2.72m)**
Opaque window to the rear aspect, coving, built in wardrobes, exposed floorboards, radiator, TV point and power points.
- BEDROOM THREE- 8'2 (2.51m) x 13'3 (4.04m)**
Window to the rear aspect, coving, exposed floorboards, radiator and power points. There is also loft access.
- BEDROOM FOUR- 8'2 (2.51m) x 11'0 (3.37m)**
Window to the front aspect, coving, built in wardrobes, exposed floorboards, radiator and power points.
- BATHROOM- 5'10 (1.78m) x 7'3 (2.22m)**
Opaque window to the front aspect, coving, four piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in fully tiled shower cubicle, free standing bath with mixer taps and over head shower attachment, exposed floorboards, radiator and extractor fan.
- GARAGE- 16'5 (5.02m) x 18'6 (5.66m)**
Up and over door, side pedestrian door, power and lighting.
- GARDEN**
North-East facing garden which is mainly laid to lawn, beautiful countryside views to the rear, established plant and shrub borders, summerhouse, outside tap and side access to the driveway.
- PARKING**
Off street parking for multiple cars.

Kendal House, Little Kelk, YO25 8HL

DESCRIPTION

Kendal House is tucked away in the quiet, unspoilt village of Little Kelk. Sitting on a fantastic plot size and boasting on over 1800 square feet of accommodation, it has been kept in stunning condition throughout and would make a great family home. The spacious property would be perfect for those who enjoy entertaining with it's multiple reception room and generous garden size. It enjoys countryside views from all aspects and viewings are highly recommended!

The property briefly comprises:- entrance hall, cloakroom, lounge, separate dining room leading to a sunroom, kitchen/breakfast area, utility room, snug/office, first floor landing with master bedroom and en-suite, three additional bedrooms, family bathroom, good size garden, detached garage, driveway and gated access.

LOCATION

Little Kelk is an quaint rural village conveniently placed between the market town of Driffield which is 6.8 miles away and the East Coast resort town of Bridlington which is 6.5 miles. Both towns offer an outstanding array of amenities, including independent and national shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others. Bridlington also provides award winning beaches in this much loved seaside resort.

