



**Offers In The Region Of £395,000**

**Soller, Main Street, Great Kelk, YO25 8HN**

**PARKING**  
Off street parking for multiple cars.

**SERVICES**  
Newly installed in May 2024, Klargest Bio-Air sewage unit. Oil fired central heating, mains 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 - Band 'D'.

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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**THE ACCOMMODATION COMPRISES:**  
**ENTRANCE PORCH- 9'1 (2.78m) x 3'7 (1.10m)**  
 Entrance porch with window to the front aspect, windows to all three aspects, exposed brick and terracotta tiled flooring.

**ENTRANCE HALL- 15'4 (4.69m) x 7'0 (2.16m)**  
 Spacious hallway with door and window to the front aspect, coving, stairs leading to the first floor landing, fitted carpets, radiator, telephone point and power points.

**LOUNGE- 11'10 (3.63m) x 20'10 (6.37m)**  
 Fantastic family sitting room with French doors to the rear aspect, window to the front flooding the room with natural light, coving, log burning stove with brick surround and terracotta tiled hearth, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 9'0 (2.75m) x 13'3 (4.06m)**  
 Window to the rear aspect, coving, fitted carpets, radiator and power points.

**CLOAKROOM- 3'6 (1.09m) x 6'9 (2.06m)**  
 Window to the front aspect, coving, tiled splash back, low flush WC, sink with pedestal and shaving point.

**KITCHEN- 9'10 (3.02m) x 13'3 (4.06m)**  
 Well proportioned kitchen space with window to the rear aspect, tiled splash back, a range of wall and base units with drawers, one and a half sink with drainer unit, plumbing for dishwasher, space for fridge, electric AGA with gas hob and extractor hood, laminated flooring, radiator and power points.

**UTILITY ROOM- 9'5 (2.89m) x 6'1 (1.86m)**  
 Spacious utility room with opaque window to the side aspect, wall unit with large cupboard, plumbing for washing machine, space for additional white goods, terracotta tiled flooring and power points.

**SUN ROOM- 15'2 (4.63m) x 11'3 (3.45m)**  
 Gorgeous extension of the property which was added by the current owners. It benefits from French doors leading out to the garden to the side aspect, additional window to the rear aspect, large built in book shelving unit with storage, terracotta tiled flooring, radiator and power points.

**FIRST FLOOR LANDING- 8'9 (2.69m) x 10'5 (3.18m)**  
 Airy and bright with window to the front aspect, coving, fitted carpets and power points. There is also access to the loft which is boarded and has a

loft ladder.

**BEDROOM ONE- 11'11 (3.65m) x 13'4 (4.08m)**  
 Primary double bedroom to the rear with window over looking the garden, built in wardrobes, laminated flooring, radiator and power points.

**EN-SUITE- 8'11 (2.74m) x 4'9 (1.45m)**  
 Modern and spacious with opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and splash back, walk in shower cubicle with wet walling, vinyl flooring, radiator, extractor fan and shaving point.

**BEDROOM TWO- 9'10 (3.02m) x 11'11 (3.64m)**  
 Another double bedroom with window to the rear aspect, built in wardrobes housing the water tank, fitted carpets, radiator and power points.

**BEDROOM THREE- 11'10 (3.63m) x 7'0 (2.15m)**  
 Window to the front aspect, coving, laminated flooring, radiator and power points.

**BEDROOM FOUR- 7'0 (2.14m) x 8'4 (2.55m)**  
 Currently used as a home office but is also a fourth bedroom with window to the front aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

**BATHROOM- 8'10 (2.71m) x 4'11 (1.51m)**  
 Four piece bathroom suite comprising:- low flush WC, sink with pedestal and splash back, panelled bath with over head rain fall shower and wet walling panels, bidet, vinyl flooring, radiator, extractor fan and shaving point.

**GARDEN**  
 East facing garden which has been beautifully improved to create a tranquil and peaceful outside space. It is mainly laid with patio and gravel which makes it easily maintainable. Its planted with flowers and shrubs, with a vegetable growing area to the rear, with a large greenhouse (20ft x 8ft), plus a small one, enabling a keen gardener to be close to self sufficient, storage shed and side access. To the front of the property, it also benefits from a lovely garden area which is planted with flower and shrubs.

**INTEGRAL GARAGE- 16'2 (4.95m) x 18'9 (5.73m)**  
 Large integral garage with electric powered up and over door, rear pedestrian door leading into the property, electric smart meter, oil fired boiler, power and lighting.

# Soller, Main Street, Great Kelk, YO25 8HN

Nestled in the heart of a picturesque rural village, Soller is a lovingly maintained 4-bedroom detached house. This rare gem seamlessly blends comfort with elegance. Set on a generous 0.25-acre plot, this enchanting home offers both privacy and space, making it the perfect retreat for families, nature lovers, or those seeking a peaceful lifestyle. With previous planning permission granted for an extension (now expired), this property offers the unique opportunity to expand your living space and truly make it your own. Transform the already established layout into your dream home, tailored to your family's lifestyle.

The property briefly comprises:- entrance porch, entrance hall, lounge, dining room, cloakroom, kitchen, utility room, sun room, integral garage, first floor landing with primary bedroom and en-suite, three additional bedrooms, bathroom, large rear garden, front garden and off street parking.

**LOCATION**  
 Great Kelk is situated between Foston on the Wolds and Lowthorpe to the East of the Market Town of Driffield. The village itself is linear and very peaceful with very few passing vehicles which is one of the reasons so many residents have lived there for many years. Driffield is just over 8 miles away and the East coast resort town of Bridlington is just over 10 miles away.

