



Guide Price
£285,000

**Cherry Trees, 4 Eastgate,
Kilham, YO25 4RE**

SERVICES

Understood to all be connected to mains.
Mains gas, 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. The property is currently shown as listed in Council Tax Band 'C'.

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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Cherry Trees, 4 Eastgate, East Street, Kilham, YO25 4RE

DESCRIPTION

No onward chain and boasting three bedrooms in a prime village location, Cherry Trees is a spacious three bedroom semi-detached property. Dating back to the 1800's and oozing charm and character

The property offers gas centrally heated accommodation that briefly comprises:- entrance into a spacious lounge/diner, kitchen, rear hallway, cloakroom, first-floor landing, three bedrooms, family bathroom, South facing rear garden and a detached single garage.

LOCATION

Kilham is nestled in the heart of the Wolds and boasts a range of local amenities including a garage/village shop, a public house and a primary school. Kilham lies just 6 miles from Driffield and 8 Miles from Bridlington.

THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE/DINING ROOM - 21'8 (6.62m) x 11'5 (3.48m)

Spacious and large living/dining area with door and windows to the front aspect, fireplace with exposed brick surround and hearth housing an open fire, built in original cupboards, fitted carpets, radiator, TV point and power points.

KITCHEN - 10'5 (3.18m) x 8'9 (2.69m)

Country cottage style kitchen with window to the rear aspect, exposed beams, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, feature Aga with brick surround, built in electric oven, electric hob, vinyl flooring and power points.

HALLWAY - 7'9 (2.37m) x 8'11 (2.72m)

Rear hallway with window and door to the rear aspect, stairs leading to the first floor landing, understairs cupboard, tiled flooring, radiator and power points. There is also plumbing for a washing machine.

CLOAKROOM - 3'0 (2.37m) x 4'7 (1.42m)

Opaque window to the rear aspect, tiled splash back, wall mounted sink, low flush WC, tiled flooring and radiator.

FIRST FLOOR LANDING

Exposed beams and fitted carpets.

BEDROOM ONE - 9'7 (2.93m) x 11'6 (3.53m)

Double bedroom with window to the front aspect, feature cast iron fireplace with surround, fitted cupboards, fitted carpets, radiator and power points.

BEDROOM TWO - 11'8 (3.56m) x 11'7 (3.54m)

Another double bedroom with window to the front aspect, fitted carpets, plug in electric wall mounted radiator and power points.

BEDROOM THREE - 10'3 (3.14m) x 6'3 (1.92m)

Window to the rear aspect, exposed beams, built in storage housing the water tank, fitted carpets, radiator and power points.

BATHROOM - 5'7 (1.71m) x 9'0 (2.75m)

Window to the rear aspect, exposed beams, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fully tiled shower cubicle, fitted carpets, radiator and extractor fan.

GARDEN

South facing garden which is mainly laid with lawn, patio area to the immediate rear, gravelled area, planted trees and shrubs, fully secure garden with gated side access.

GARAGE - 15'1 (4.62m) x 11'3 (3.45m)

Detached single garage with roller door, French doors and window to the side aspect, power and lighting.

PARKING

On street parking.

