



**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 '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.



**Guide Price**  
**£320,000**

**The Rosewoods, West End,**  
**Kilham, YO25 4RR**



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





# The Rosewoods, West End, Kilham, YO25 4RR

## DESCRIPTION

Offered to the market with no onward chain, The Rosewoods has been an extremely loved family home for over 60 years. Benefitting from three double bedrooms and spacious accommodation throughout, this property gives a blank canvas for any potential buyer to make it a home for them. Not only is the inside spacious, there is also a fantasitc south facing garden and outbuildings which could be used as a workshop or garages. Viewings are essential to fully appreciate just what this property has to offer.

The property briefly comprises:- entrance hall, cloakroom, lounge, dining room, kitchen/breakfast area, first floor landing with three double bedrooms, family bathroom, rear garden and outbuildings/garage.

## LOCATION

The village of Kilham nestles in the Yorkshire Wolds, surrounded by rolling countryside. It offers a good range of local amenities, including a shop, a popular public house and a primary school. Driffield is nearby, with good railway link to both Scarborough and Hull. In the opposite direction, the Heritage coastline is within easy driving distance with several popular seaside resorts, including Bridlington, Scarborough, Filey and Whitby.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL- 12'6 (3.82m) x 3'3 (1.01m)

Door and window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

### CLOAKROOM- 2'6 (0.77m) x 6'7 (2.03m)

Window to the front aspect, wall mounted sink, low flush WC, fitted carpets and power points.

### LOUNGE- 10'6 (3.23m) x 11'10 (3.61m)

Window to the front aspect, coving, gas fireplace with brick surround and tiled hearth, fitted carpets, radiator, TV point and power points.

### DINING ROOM- 13'7 (4.16m) x 12'0 (3.66m)

Leading on from the lounge is a separate dining space with French doors to the rear aspect, coving, gas fireplace, fitted carpets, radiator and power points.

### KITCHEN/BREAKFAST AREA- 12'1 (3.70m) x 20'10 (6.35m)

Door and window to the rear aspect, coving, two built in storage cupboards, partially tiled walls, a range of base units, sink with drainer unit, space for white goods, plumbing for washing machine, electric hob and oven, vinyl flooring to the kitchen and fitted carpets to the breakfast area, radiator and power points.

## FIRST FLOOR LANDING

Fitted carpets.

### BEDROOM ONE- 13'9 (4.21m) x 12'1 (3.70m)

Large double bedroom with window to the rear aspect over looking the garden, coving, fitted carpets, radiator and power points.

### BEDROOM TWO- 11'11 (3.65m) x 12'1 (3.70m)

A second double bedroom with window to the rear aspect, coving, built in cupboard with lighting, fitted carpets, radiator and power points.

### BEDROOM THREE- 10'8 (3.26m) x 11'11 (3.65m)

Window to the front aspect, coving, built in cupboard, fitted carpets, radiator and power points.

### BATHROOM- 9'9 (3.00m) x 12'0 (3.66m)

Spacious bathroom with opaque window to the front aspect, built in storage cupboard housing the gas boiler, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fitted carpets and radiator.

## GARDEN

To the rear of the property is a well proportioned and maintained south facing garden which is mainly laid to lawn, fish pond, planted flower and shrubs, greenhouse, summerhouse and shared access with the neighbouring properties.

### GARAGE/OUTBUILDINGS- 46'6 (14.19m) x 17'10 (5.46m)/26'7 (8.12m) x 17'11 (5.47m)

There are a range of outbuildings which belong to the property and are shown on the title plan. The first outbuilding is currently used as a workshop with up and over door to the front aspect, pedestrian door and windows, power and lighting. The second one is used for storage with up and over door.

## PARKING

Shared car park to the rear.