



Dee Atkinson & Harrison

CHERRY TREES, DRIFFIELD ROAD, KILHAM, YO25 4SP EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'CHERRY TREES' DRIFFIELD, KILHAM, YO25 4SP

**Offers Over
£495,000**

**Beverley 14 miles
| Hull 23 Miles | York 28 miles**

An absolutely outstanding property which must be viewed! Cherry Trees has been extended and fully renovated to create an fantastic home that is sizeable throughout. Boasting both downstairs and upstairs bedrooms with FOUR bathrooms and offering versatile accommodation to a variety of buyers, it is the perfect family home in a sought after village location. Fully modern and neutral throughout as well as extending over 2000 sq ft with tons of parking space, it is a move in ready property with no onward chain.

The property briefly comprises:- entrance hall, living room, open plan kitchen/lounge area, utility and pantry, dining room, study, two downstairs bedrooms one with en-suite and separate family bathroom. To the first floor there is another two additional bedrooms both with en-suites and one with dressing room. There is a rear garden and ample off street parking to the front of the property.

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.



ENTRANCE HALL

An extensive entrance which is warm and welcoming with composite door and windows to the front aspect, stairs leading to the first floor landing with understairs cupboard, built in storage/coat cupboards, engineered oak flooring, radiators and power points.

LOUNGE- 2111 (6.70m) x 1410 (4.54m)

A fantastic sized living space with large window to the front and side aspect, gas fireplace with marble surround and hearth, radiator, TV point and power points.

OPEN PLAN KITCHEN/LIVING SPACE- 1010 (3.31m) x 159 (4.81m)/145 (4.40m) x 112 (3.40m)

A beautifully appointed and bright space with French doors and windows to the rear aspect, to the kitchen area is a range of sleek wall and base units with island and granite worktop, sink with drainer, integrated fridge, integrated dishwasher, eye-level built in ovens, electric hob with built in Dowlax extractor, tiled flooring, pop up sockets in the island and power points. To the sitting area there is a stunning log burning stove to the corner, engineered oak flooring, TV point and power points.

UTILITY ROOM & PANTRY- 99 (2.97m) x 78 (2.36m)/58 (1.74m) x 610 (2.09m)

Door and window to the side aspect, a built in storage cupboard, a range of wall and base units, one and a half sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points. There is also a pantry which has base units and built in shelving.

DINING ROOM- 1111 (3.64m) x 1410 (4.54m)

Window to the front aspect, engineered oak flooring, radiator and power points.

STUDY- 106 (3.20m) x 42 (1.29m)

Window to the front aspect, engineered oak flooring, radiator and power points.

BEDROOM THREE- 1311 (4.25m) x 1011 (3.34m)

Double bedroom with window to the rear aspect, fitted wardrobes, fitted carpets, radiator and power points.

BEDROOM FOUR- 710 (2.39m) x 109 (3.30m)

Another ground floor double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

EN-SUITE- 510 (1.78m) x 69 (2.08m)

Splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, laminated flooring, heated towel rail and extractor fan.

DOWNSTAIRS BATHROOM- 101 (3.09m) x 104 (3.16m)

A luxurious and modern bathroom suite with opaque windows to the side aspect, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, free standing bath, large walk in shower with rainfall shower head, tiled flooring, traditional radiator with heated towel rail and

extractor fan.

FIRST FLOOR LANDING- 100 (3.07m) x 50 (1.54m)

Velux windows to the front aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 163 (4.96m) x 128 (3.88m)

A stunning primary bedroom which benefits from a dressing room and en-suite whilst boasting velux windows to the rear aspect, fitted carpets, radiator and power points.

EN-SUITE- 124 (3.78m) x 76 (2.30m)

Another outstanding bathroom which is modern and exquisite with velux window to the side aspect, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, free standing bath tub with shower attachment, fully tiled walls and flooring, heated towel rail and extractor fan.

BEDROOM TWO- 131 (3.99m) x 123 (3.73m)

Double bedroom with velux windows to the rear and side aspect, access to the eaves, fitted carpets, radiator and power points.

EN-SUITE- 71 (2.16m) x 58 (1.74m)

Velux window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and splash back, shower cubicle, laminated flooring, heated towel rail and extractor fan.

GARDEN

East facing garden which has been well maintained



and is of ample size. It is mainly laid to lawn with patio area, portion to the side which could be used for raised beds, large storage shed and log store, timber fencing and gated side access.

PARKING

Ample parking to the front of the property which could fit multiple cars on as well as motorhomes or caravans.

SERVICES

Understood to all be connected to mains.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band E.

EPC- D

VIEWING

Strictly by appointment with the sole agents.

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 clients.







Approximate total area⁽¹⁾
1821.13 ft²
169.19 m²

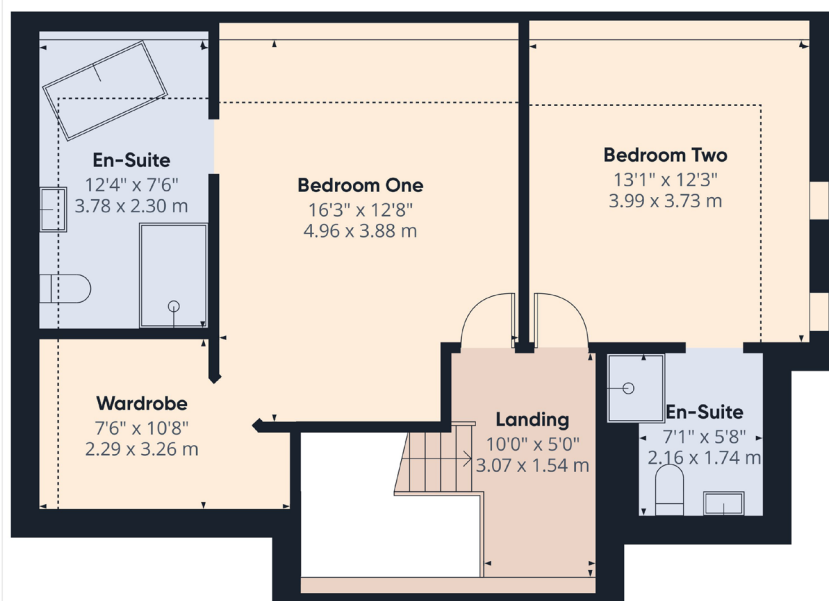
Reduced headroom
47.23 ft²
4.39 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
613.85 ft²
57.03 m²

Reduced headroom
128.94 ft²
11.98 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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