



Dee Atkinson & Harrison

EAST HOUSE, NORTH BACK LANE, KILHAM, YO25 4SD EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



**'EAST HOUSE'**  
**NORTH BACK LANE**  
**KILHAM, YO25 4SD**  
**Offers Over**  
**£595,000**

An outstanding and elegant family home situated in a beautiful village setting, East House boasts spacious accommodation throughout both internally and externally. Sitting on just under a quarter of an acre and being complemented by generously proportioned gardens, upon entering the driveway, it has the immediate wow factor with its stunning frontage and has been built with reclaimed bricks. Once in the property, you are met by a grand entrance and a square footage boasting over 2200 sq ft. Offering four versatile reception rooms and four double bedrooms, two with en-suite bathrooms, viewings are recommended to fully appreciate how outstanding this property really is!

The property briefly comprises:- entrance hall, lounge, WC, conservatory, dining room, open plan kitchen/breakfast area, utility room, first floor landing with primary bedroom, dressing room and en-suite, additional bedroom with en-suite, two further bedrooms, family bathroom, rear garden and ample off street parking to the front.

**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.

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.





**ENTRANCE HALL- 13'1 (3.99m) x 18'11 (5.78m)**

A grand and beautiful entrance with door and window to the front aspect, coving, stairs leading to the first floor landing, exposed floorboards, radiator and power points.

**LOUNGE- 17'11 (5.48m) x 12'10 (3.93m)**

A simply stunning living space with double aspect windows to the rear aspect both fit with window seats, exposed beams, log burning stove which is housed in a brick surround with reclaimed bricks and stone hearth, exposed floorboards, radiator, TV point and power points.

**STUDY/OFFICE- 12'9 (3.90m) x 12'4 (3.76m)**

Versatile reception room with window to the front aspect, exposed floorboards, radiator, TV point and power points.

**WC- 9'0 (2.75m) x 6'2 (1.89m)**

Opaque window to the side aspect, inset spotlights, low flush WC, sink with pedestal and tiled splash back, exposed floorboard, radiator, extractor fan and shaving point.

**CONSERVATORY- 12'1 (3.71m) x 12'3 (3.75m)**

Stunning add on to the property over looking the garden with door to the rear and side aspect, windows to all three sides, stone flag flooring, radiator and power points.

**DINING ROOM- 14'0 (4.28m) x 12'3 (3.76m)**

Separate dining space with window to the side aspect, coving, exposed floorboards, radiator and power points with double doors leading into:

**OPEN PLAN KITCHEN/BREAKFAST AREA- 11'4 (3.47m) x 18'11 (5.79m)**

A country style kitchen with window to the rear

and side aspect, inset spotlights, a timeless handmade and hand painted oak kitchen with a range of wall and base units with butchers block style island, granite worktop, tiled splash back, Belfast sink, integrated fridge, integrated dishwasher, mains gas Aga with extractor hood, tiled flooring, radiator, TV point and power points.

**UTILITY ROOM- 5'1 (1.57m) x 10'11 (3.34m)**

Door to the rear aspect with velux window to the side, tiled splash back, a range of wall and base units, Belfast sink, space for fridge/freezer, plumbing for washing machine and space for dryer, tiled flooring, radiator, extractor fan and power points.

**FIRST FLOOR LANDING- 10'1 (3.09m) x 18'11 (5.77m)**

Window to the front and rear aspect, exposed beams, built in storage cupboard, exposed floorboards, cast iron radiator and power points.

**BEDROOM ONE- 13'0 (3.97m) x 14'1 (4.30m)**

Primary bedroom suite with windows to the rear and side aspect, exposed beams, fitted carpets, radiator and power points.

**DRESSING ROOM- 4'7 (1.41m) x 7'10 (2.40m)**

Walk in dressing room with built in railings, fitted carpets and power points.

**EN-SUITE- 7'11 (2.42m) x 5'11 (1.81m)**

Window to the rear aspect, inset spotlights, exposed beams, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, laminated flooring, traditional style radiator with heated towel rail, extractor fan and shaving point.

**BEDROOM TWO- 14'0 (4.29m) x 12'2 (3.73m)**

Double bedroom with window to the front and side aspect, exposed beams, exposed floorboards, radiator, TV point and power points.

**EN-SUITE- 5'10 (1.78m) x 6'7 (2.02m)**

Window to the side aspect, inset spotlight, exposed beams, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with over head shower, traditional style radiator with heated towel rail, extractor fan and shaving point.

**BEDROOM THREE- 12'9 (3.90m) x 10'5 (3.19m)**

Window to the front aspect, exposed beam, exposed floorboards, radiator and power points.

**BEDROOM FOUR- 11'4 (3.47m) x 12'0 (3.66m)**

Window to the rear aspect, built in wardrobes/ storage space, exposed floorboards, radiator and power points.

**BATHROOM- 9'4 (2.85m) x 8'1 (2.47m)**

Opaque window to the side aspect, inset spotlights, exposed beams, three piece bathroom suite comprising:- low flush WC, sink with pedestal tiled splash back, free standing double ended slipper bath with over head shower attachment, exposed floorboards, traditional style radiator with heated towel rail, extractor fan and shaving point.

**GARDEN**

A south facing garden which is immaculately presented and fully secure with brick and timber fencing. It has been landscaped and mainly laid to lawn with two patio areas to the immediate rear, planted flower and shrubs with mature trees and a fantastic summer house which is fully equipped with power. There is gated side access to each side which comes to



the front of the property which is gravelled for parking and an additional storage shed.

### **GARAGE- 17'7 (5.38m) x 21'2 (6.47m)**

Double garage with up and over doors, wall mounted boiler and water tank, pedestrian door with access into the property, stairs leading to the roof space for additional storage, power and lighting.

### **PARKING**

Large gravelled driveway which is of ample size for cars and also caravans/motor homes.

### **SERVICES**

Understood to all be connected to mains. Mains gas, water and electric. The property also benefits from solar panels and drainage is to a ventilated septic tank.

### **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 F.

### **EPC- C**

### **VIEWING**

Strictly by appointment with the sole agents.

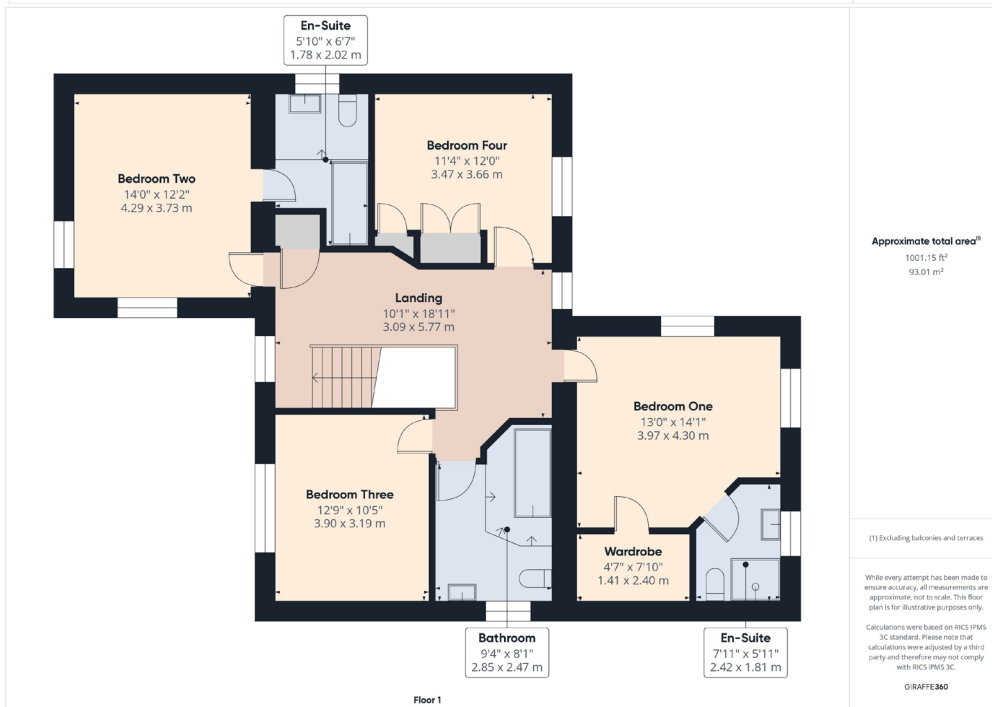
### **FREE VALUATION**

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.













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)