



Dee Atkinson & Harrison

TUGURIUM, EAST STREET, KILHAM, YO25 4RE **EAST YORKSHIRE**

CHARTERED SURVEYORS & ESTATE AGENTS



'TUGURIUM' EAST STREET KILHAM, EAST YORKSHIRE YO25 4RE

Offers In Region Of £499,950

Driffild 6 miles | Bridlington 8 miles
Beverley 14 miles | York 28 miles

A one of a kind property which is brought to the market with no onward chain. Tugurium is a period and characteristic property boasting four double bedrooms and a seamless flow throughout. Offering stunning gardens to the rear, the current vendors have upgraded throughout with a new bathroom, neutral decor and new carpets bringing a fresh and contemporary look. Located in one of the most sought after villages, we highly recommend booking in a viewing to fully appreciate it's charm and elegance.

The property briefly comprises:- entrance porch, snug, dining room, kitchen, lounge, inner hallway, shower room, family room, first floor landing with primary bedroom and dressing room, a further three double bedrooms, bathroom, large garden to the rear with brick outbuilding and on street parking.

LOCATION

Kilham is a charming village 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 whilst being steeped in history and natural beauty. This quaint destination offers a unique blend of picturesque landscapes, historic architecture, and warm local hospitality.



ENTRANCE PORCH- 3'4 (1.04m) x 2'5 (0.75m)

Door to the front aspect, solid wood flooring leading into:

SNUG- 12'11 (3.95m) x 12'3 (3.74m)

A cosy room with sash window to the front aspect, solid wood flooring, radiator, telephone point and power points.

DINING ROOM- 13'2 (4.02m) x 19'11 (6.08m)

Large open space with double aspect sash windows to both sides, inset spotlights, stairs leading to the first floor landing, radiator and power points.

KITCHEN- 13'2 (4.02m) x 11'9 (3.59m)

Country cottage style kitchen with window and door to the side aspects, inset spotlights, exposed beams, tiled splash back, a range of shaker style base units, wall mounted shelving, double belfast sink with draining board, space for fridge/freezer, integrated dishwasher, Aga, stone flooring and power points.

LOUNGE- 13'2 (4.03m) x 12'3 (3.74m)/13'1 (4.00m) x 10'1 (3.08m)

Spacious lounge with French doors and windows to the rear aspect, window to the front aspect, exposed beams, wall lighting, log burning stove with brick surround and stone hearth, fitted carpets, radiator, TV point and power points.

HALLWAY- 4'11 (1.52m) x 10'4 (3.15m)

Window to the rear aspect, spiral staircase, fitted carpets, radiator, telephone point and

power points.

SHOWER ROOM- 7'7 (2.34m) x 5'2 (1.58m)

Window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, half pedestal sink, shower cubicle, tiled flooring, heated towel rail and extractor fan.

FAMILY ROOM- 13'1 (4.00m) x 12'13 (3.75m)

Door and window to the front aspect, fitted carpets, radiator and power points.

FIRST FLOOR LANDING

Access via the stairs leading from the dining room take you to one of the landing areas which has quaint stained glass window to the side aspect, inset spotlights, exposed beam, fitted carpets and radiator. This leads to:

BEDROOM ONE- 13'8 (4.18m) x 10'8 (3.27m)

Window to the rear and side aspect, exposed beams, built in storage cupboards, fitted carpets, radiator and power points.

DRESSING ROOM- 12'11 (3.94m) x 9'8 (2.96m)

Windows to both side aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 12'9 (3.91m) x 12'8 (3.87m)

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

BATHROOM- 8'10 (2.72m) x 9'7 (2.93m)

Newly fitted bathroom with opaque window to the side aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with shower attachment, large walk in shower, solid wood flooring, heated towel rail and extractor fan.

LANDING

Secondary landing area with windows to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 13'3 (4.06m) x 12'9 (3.90m)

Window to the front aspect, exposed beams, fitted carpets, radiator and power points.

BEDROOM FOUR- 13'3 (4.06m) x 12'9 (3.90m)

Window to the front aspect, exposed beams, wall lighting, fitted carpets, radiator, TV point and power points.

BOILER ROOM/UTILITY ROOM- 12'2 (3.71m) x 11'9 (3.60m)

Door and window to the side aspect, exposed beams, wall mounted gas boiler, belfast sink, radiator, tiled flooring and power points.

GARDEN

The main focal point of the property and sitting on over a quarter of an acre and boasting a sunny North facing garden which is simply idyllic. The garden is mainly laid with lawn with patio area to the immediate rear and has been landscaped with mature trees, planted flower



and shrubs. To the bottom of the garden is a brick outbuilding which is ideal for storage and has power and lighting. There is a greenhouse and log store as well with gated side access to the front.

PARKING

On street parking.

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 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

This property's energy rating is 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | www.dee-atkinson-harrison.co.uk