



Approximate total area⁽¹⁾
 921 ft²
 85.5 m²

(1) Excluding balconies and terraces

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.
 GIRAFFE360



Asking Price
£320,000

Centre Cottage, Main Street,
 Kelk, YO25 8HL



SERVICES
 LPG gas bottles for the central heating. The boiler is a year old, mains water and electric with sewerage to a septic tank.

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'.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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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Centre Cottage, Main Street, Kelk, YO25 8HL

DESCRIPTION

If your looking for a country cottage with countryside views to each aspect, then this is the perfect property for you. Centre Cottage is a three bedroom detached bungalow sitting on a sizeable plot. Rare to the market, this unique home has been lovely maintained throughout by the current vendors and offers a blank canvas to make it your own. Appealing to a variety of different buyers, not only is the inside impressive, the outside is also a brilliant asset and is perfect for keen gardeners. We highly recommend booking in a viewing to fully appreciate what this property has to offer.

The property briefly comprises:- entrance porch, kitchen, lounge, rear hallway with primary bedroom and bathroom. To the other side of the property is an additional two bedrooms and shower room. There is off street parking and a large garden.

LOCATION

Kelk is situated between Foston on the Wolds and Lowthorpe to the East of the Market Town of Driffield. The village itself is linear and very peaceful with very few passing vehicles which is one of the reasons so many residents have lived there for many years. Driffield is just over 8 miles away and the East coast resort town of Bridlington is just over 10 miles away.



THE ACCOMMODATION COMPRISES:- ENTRANCE PORCH

Door to the side aspect, opaque window to the rear, plumbing for washing machine, space for fridge/freezer, terracotta tiled flooring, radiator and power points.

KITCHEN- 11'7 (3.55m) x 16'3 (4.96m)

Country cottage style kitchen/breakfast area with windows to the front and rear aspect, inset spotlights, exposed beams, tiled splash back, a range of wall and base units with solid wood worktop, one and a half sink with drainer unit, space for fridge, plumbing for dishwasher, Rangemaster oven with gas hob and extractor hood, tiled flooring, radiator and power points. There is also a pantry which benefits from a door to the side aspect, built in shelving and tiled flooring.

LOUNGE- 11'8 (3.57m) x 14'2 (4.33m)

Bay window to the rear aspect with countryside views and additional window to the front aspect, inset spotlights, exposed beams, log burning stove with brick surround and hearth, fitted carpets, radiator, TV point and power points.

REAR HALLWAY- 2'9 (0.85m) x 9'7 (2.93m)

Window to the front aspect and fitted carpets.

BEDROOM ONE- 11'7 (3.54m) x 11'6 (3.51m)

Double bedroom with window to the front and side aspect, inset spotlights, exposed beams, wall lighting, fitted carpets, radiator and power points.

BATHROOM- 8'5 (2.57m) x 9'4 (2.86m)

Spacious bathroom with opaque window

to the rear aspect, partially panelled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and storage cupboards, 'P' shaped bath with over head shower and separate shower attachment, laminated flooring, radiator and extractor fan.

HALLWAY- 2'9 (0.84m) x 12'4 (3.77m)

Fitted carpets.

BEDROOM TWO- 8'8 (2.65m) x 17'9 (5.42m)

Another good size bedroom with window to the front and side aspect, exposed beams, fitted carpets, radiator and power points.

BEDROOM THREE- 7'10 (2.41m) x 9'11 (3.04m)

Window to the rear aspect, exposed beams, wall mounted boiler, fitted carpets, radiator and power points.

SHOWER ROOM- 4'11 (1.51m) x 5'2 (1.59m)

Opaque window to the side aspect, low flush WC, shower cubicle, tiled flooring, radiator and extractor fan.

PARKING

Off street parking for multiple cars.

GARDEN

Large North facing garden which is of ample size. To the immediate rear of the property there is a patio seating area which is perfect for enjoying the morning sun and countryside views. Further up from this is the rest of the garden which is mainly laid to lawn, timber style garage, green house, storage shed and planted mature trees, flowers and shrubs.