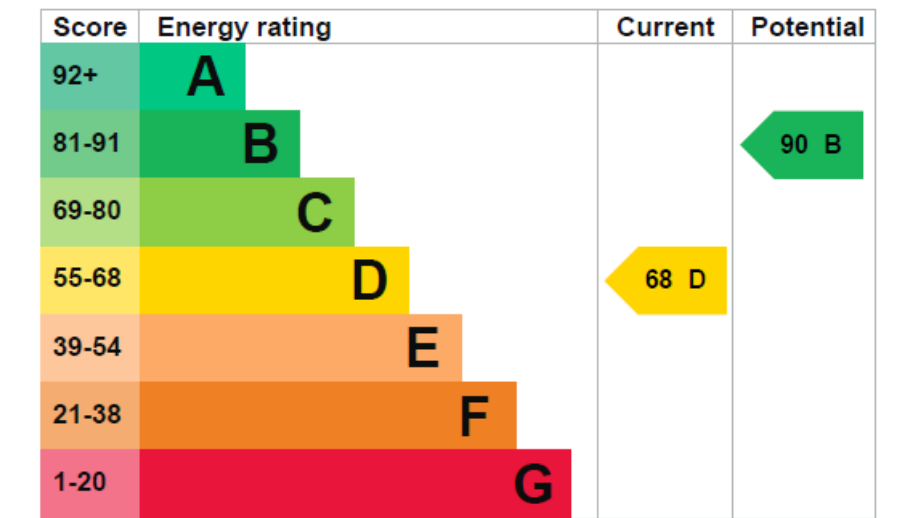
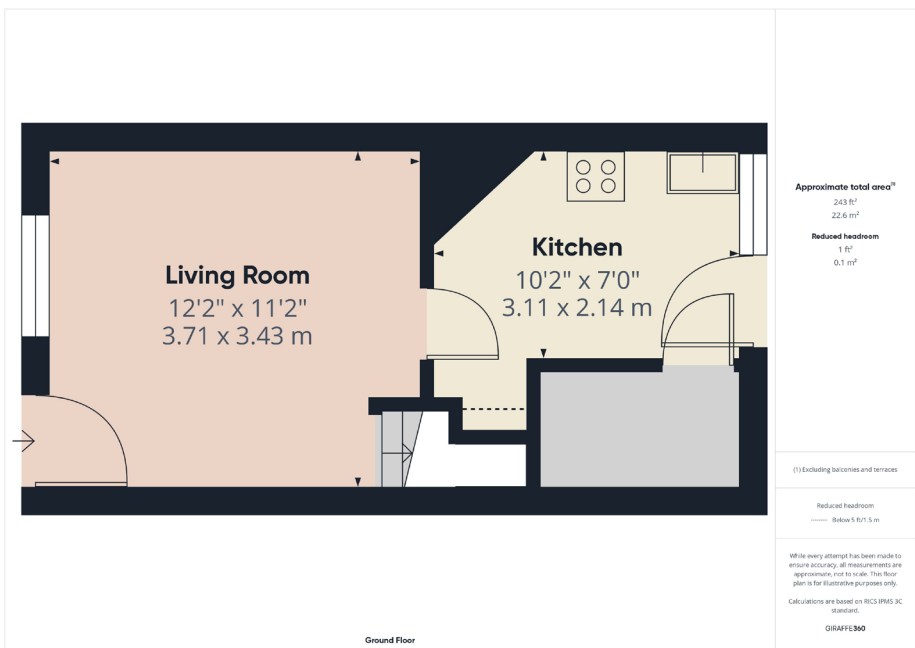
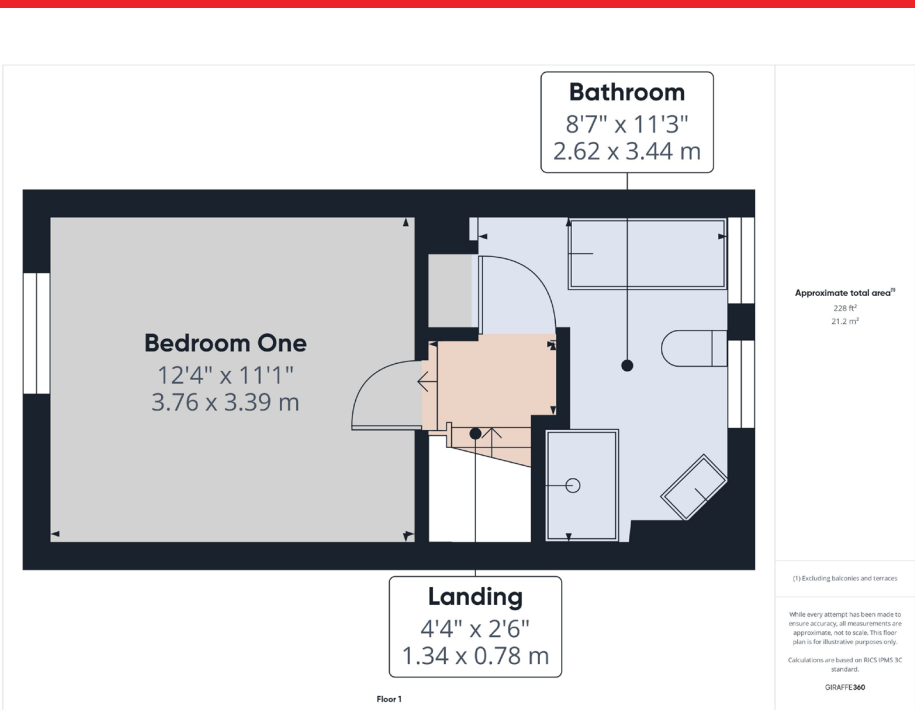




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'A'.

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
£135,000

3 Southend Cottages,
Kilham, YO25 4SN



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Dee Atkinson & Harrison



3 Southend Cottages, Kilham, Driffield, YO25 4SN

A charming and beautifully presented one bedroom mid terrace located in a sought after village. 3 Southend Cottages has been lovingly kept and upgraded by the current owners over the years to present a move in ready cottage. Boasting a good size garden which is rare to find in a property like this, it also boasts light and bright accommodation.

The property briefly comprises:- entrance into a cosy lounge, kitchen, first floor landing with double bedroom, family bathroom, rear garden and on street parking.

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.

THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 12'2 (3.71m) x 11'2 (3.43m)

A cosy and bright living area with door and window to the front aspect, exposed beams, stairs leading to the first floor landing, tiled flooring, radiator, TV point and power points.

KITCHEN- 10'2 (3.11m) x 7'0 (2.14m)

Country cottage style kitchen with door and window to the rear aspect, inset spotlights, exposed beams and brick wall, cupboard housing the gas combi-boiler and extra space for storage, tiled splash back, a range of wall and base units, inset sink, integrated fridge, plumbing for a washing machine, oven and gas hob, tiled flooring and power points.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 12'4 (3.76m) x 11'1 (3.39m)

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

BATHROOM- 8'7 (2.62m) x 11'3 (3.44m)

Traditional style bathroom with windows to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

GARDEN

West facing garden which is mainly laid to lawn and patio walkway with gated side and rear access.

PARKING

On street parking.

