



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Offers In Region Of Meadowside, West End, Kilham, YO25 4RR

SERVICES

Mechanical heat recovery system throughout the house with vents in each room. The central unit is located in the loft. Mains water, electric and drainage. There are also solar panels.

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 'E'.

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.



Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 9'9 (2.99m) x 8'11 (2.73m)
 Inviting and spacious entrance hall with door and windows to the front aspect, stairs leading to the first floor landing, vinyl flooring, radiator and power points.

LOUNGE- 16'9 (5.12m) x 12'1 (3.69m)
 Doors to the snug with built in blinds, window to the front aspect, coving, log burning stove with stone hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/BREAKFAST AREA- 18'11 (5.77m) x 18'1 (5.53m)

A stunning and modern open plan area which would be ideal for entertaining benefitting from sliding doors to the rear aspect, inset spotlights, a sleek contemporary kitchen with a range of wall and base units in contrasting colours with composite granite worktop and island, inset sink, double Belfast sink with mixer tap and pull out hose, space for fridge/freezer, integrated dishwasher, eye-level built in double oven, induction hob with integrated extractor, tiled flooring with underfloor heating, TV point and power points. There is also a built in cupboard ideal for additional storage.

SNUG- 12'6 (3.82m) x 12'1 (3.69m)
 Sliding doors to the rear aspect, built in shelving, fitted carpets and power points.

UTILITY ROOM- 12'10 (3.93m) x 6'5 (1.97m)

Door to the rear aspect leading out to the garden and door to the integral garage, inset spotlights, splash back, a range of wall and base units, sink with mixer tap and pull out hose, plumbing for washing machine, tiled flooring and power points.

BEDROOM FIVE- 9'3 (2.83m) x 8'11 (2.72m)

Window to the front aspect, inset spotlights, space for large freestanding wardrobes, fitted carpets, radiator and power points.

SHOWER ROOM- 4'10 (1.49m) x 8'11 (2.72m)

Inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap with tiled splash back, large walk in shower with rainfall shower and separate shower attachment, laminated flooring and extractor fan.

FIRST FLOOR LANDING- 20'5 (6.23m) x 2'11 (0.89m)

Window to the front aspect, coving, fitted carpets,

telephone point and power points.

BEDROOM ONE- 12'9 (3.89m) x 12'3 (3.74m)
 Window to the front aspect, fitted carpets, radiator and power points.

EN-SUITE- 9'2 (2.80m) x 6'10 (2.10m)

Opaque window to the rear aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and splash back, large walk in shower, laminated flooring, heated towel rail and extractor fan.

BEDROOM TWO- 13'4 (4.07m) x 10'11 (3.33m)

Sliding doors to the rear aspect leading out to a balcony over looking the garden, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 12'8 (3.88m) x 9'1 (2.78m)

Window to the front aspect, coving, built in wardrobe, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 8'9 (2.68m) x 12'3 (3.74m)

Window to the rear aspect, built in wardrobes, fitted carpets, radiator and power points.

BATHROOM- 6'10 (2.09m) x 8'11 (2.72m)

A sizeable family bathroom with opaque window to the side aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and splash back, panelled bath with rainfall shower and separate shower attachment, vinyl flooring, heated towel rail and extractor fan.

GARDEN

A sunny South facing garden which is predominantly laid with lawn, patio area to the immediate rear and to the side aspect of the garden which is ideal for seating, vegetable patch, raised beds with planted flowers and shrubs and mature trees, space for a greenhouse, summer house, garden shed, timber fencing throughout and gated side access.

GARAGE- 20'4 (6.20m) x 18'6 (5.64m)

Electric roller door with window to the side aspect, partially boarded roof, space for additional white goods and vent for a dryer, water tank, power and lighting.

PARKING

Ample off street parking to the front for six cars and would be ideal for caravans or motor homes.



Meadows, West End, Kilham, YO25 4RR

DESCRIPTION

A great opportunity to purchase a FIVE bedroom detached home in a sought after picturesque village location. Meadows is a magnificent property which is brought to the market with NO onward chain. Move in ready with neutral decor throughout, this spacious, extended home has been brought up to exceptional standards by the current owners. Perfectly positioned on a generously sized plot, the property offers endless potential and a versatile layout to be changed and suited for each individual buyer. With countryside views to the front aspect, viewings are highly recommended!

The property briefly comprises: entrance hall, lounge, open plan kitchen/breakfast area leading into a snug, utility room, downstairs shower room and bedrooms, first floor landing with four double bedrooms, one with en-suite, family bathroom, rear garden, double garage and off 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.