



1st Cottage Church Street  
Kilham

YO25 4RG

ASKING PRICE OF

**£120,000**

1 Bedroom Mid terrace house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge



On Road  
Parking



Gas Central Heating

## 1st Cottage Church Street, Kilham, YO25 4RG

Located within a popular sought after village, this is a rare opportunity to acquire a compact inner terrace cottage offering a degree of charm and character. The accommodation on offer is generously proportioned and includes front facing lounge which features a beamed ceiling, kitchen and master bedroom plus bathroom on the first floor.

The cottage enjoys views across to the village church whilst to the rear is a small area of yard.

The property is in need of general updating, however, this should not be too extensive given the overall size of the cottage.

### KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs. Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.



Lounge



Kitchen



Bedroom



Bathroom

## Accommodation

### ENTRANCE INTO:

### LOUNGE

14' 5" x 10' 7" (4.4m x 3.25m)

With front facing window and gas fire (back boiler heats radiators and hot water). Staircase leading off to the first floor and beamed ceiling.

### KITCHEN

12' 3" x 7' 9" (3.74m x 2.38m)

Fitted with a basic range of kitchen units with Shaker style doors incorporating base and wall cupboards plus stainless steel sink and base cupboard beneath. Door to the exterior. Built in understairs storage cupboard.

### FIRST FLOOR

### BEDROOM

14' 5" x 10' 7" (4.4m x 3.25m)

With front facing window. Built in storage cupboard housing hot water cylinder. Radiator.

### BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC.

### OUTSIDE

The property is built flush to the pavement. To the rear is a small area of yard.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 54 square metres.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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**VIEWING**

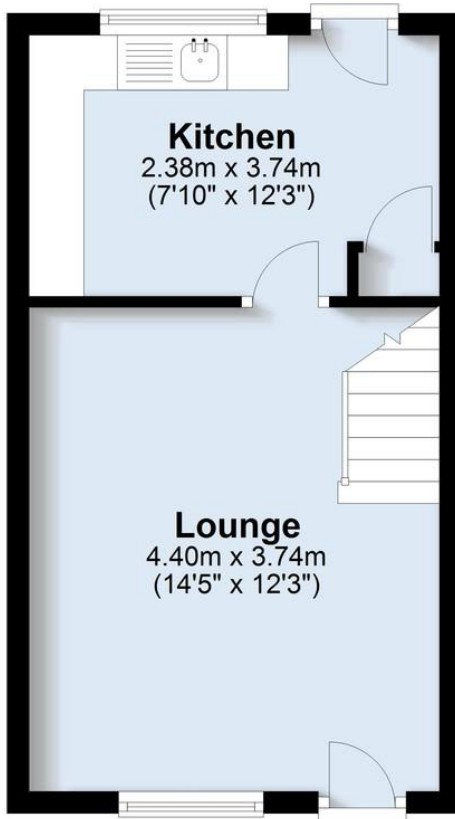
Strictly by appointment with Ulyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 54 sq m

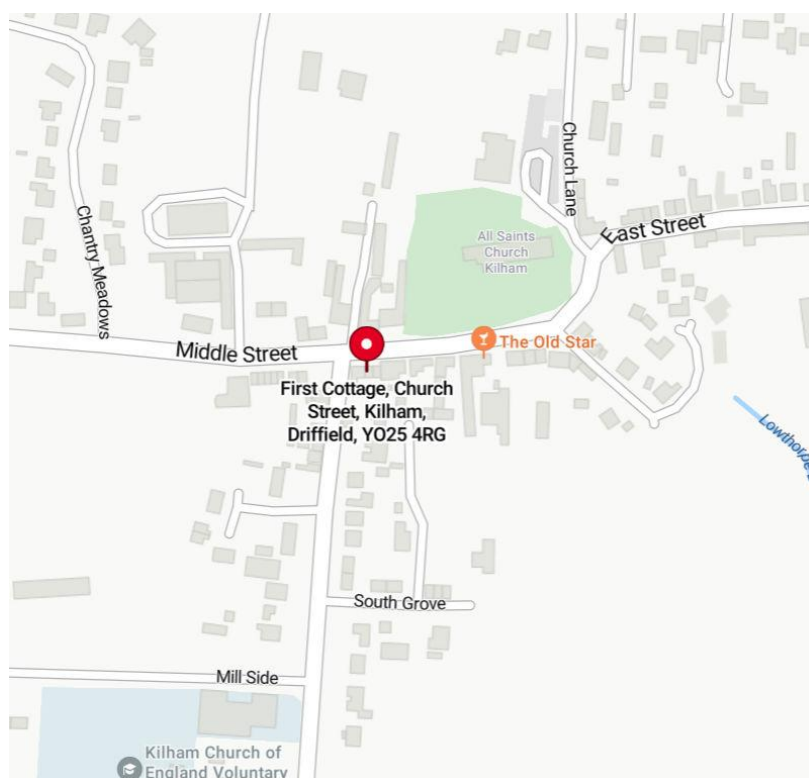
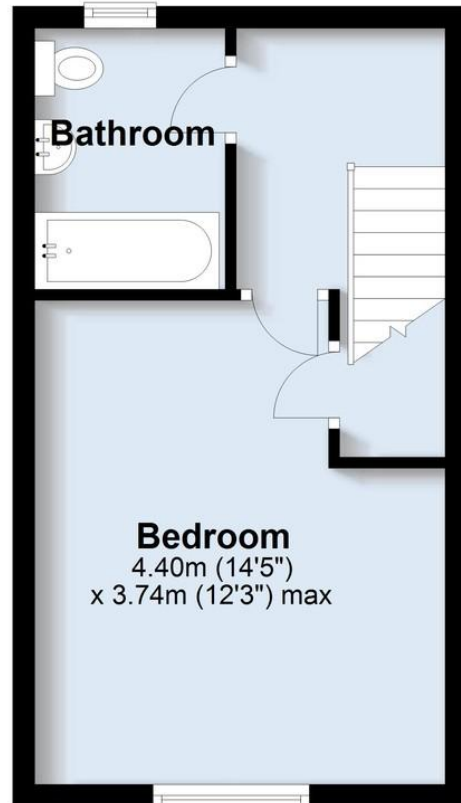
### Ground Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



### First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)










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