



Millers Cottage
East Street, Kilham
YO25 4SG

ASKING PRICE OF

£225,000

2 Bedroom Semi-Detached Cottage

■ **Ulllyotts** ■
EST 1891

01377 253456



Patio and Garden



2



2



1



Garage & Off
Road Parking



Gas Central Heating

Millers Cottage East Street, Kilham, YO25 4SG

WHAT A LOVELY FIND!

Secluded from the main road through the village within a courtyard-style development is 'Millers Cottage'. A delightful barn conversion which provides spacious two bedroom accommodation with attractive garden to the front and side as well as additional outbuilding, currently used as a summerhouse.

The property also provides off-street parking and includes a single garage.

Upon entering 'Millers Cottage' you enter a welcoming breakfast kitchen with feature staircase leading off to the first floor. A door gives access to an attractive lounge which features a brickwork fire surround and French doors leading out onto a paved patio. The first floor provides two bedrooms, both of which are doubles together with house bathroom.

This is more than just any two bedroom semi-detached property, it is in a beautiful location, in a slightly elevated position and **VIEWING IS THOROUGHLY RECOMMENDED!**

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.



Breakfast Kitchen



Breakfast Kitchen



Lounge



Landing

Accommodation

Entrance into:

BREAKFAST KITCHEN

17' 2" x 11' 10" (5.25m x 3.61m)

A feature, welcoming breakfast style kitchen benefitting from a wealth of fitted units including base and drawer units with worktops over and wall mounted cupboards to match. Integrated electric oven with four ring gas hob over and extractor fan. Space and plumbing for a slimline dishwasher, space and plumbing for an automatic washing machine plus inset sink with single drainer. Ceramic tiled floor. Staircase leading to the first floor.

LOUNGE

17' 2" x 11' 3" (5.25m x 3.44m)

With attractive brickwork fireplace with timber mantle and tiled hearth. Coved ceiling and doors leading out onto the patio.

FIRST FLOOR

BEDROOM 1

13' 10" x 11' 9" (4.22m x 3.59m)

With front facing window and built-in cupboard over the stairs.

BEDROOM 2

11' 3" x 8' 11" (3.43m x 2.72m)

With front facing window.

BATHROOM

With suite comprising panelled bath having a shower over with glass side screen, low-level WC and pedestal wash hand basin.

OUTSIDE

The property forms part of a secluded development within a courtyard which provides off-street parking. The house itself is slightly elevated from the courtyard access via several steps and is set back behind an attractive area of mature garden. The garden itself extends to the side and also includes a private Indian stone patio.

In addition, there is a useful outbuilding which is currently used as a garden room and enjoys views across to the house and garden.

GARAGE

A single garage set within a block to the front/right-hand side of the property.

FLOOR AREA



Bedroom



Bedroom



Bathroom



Side Elevation

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

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.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Front Elevation



View from the front

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

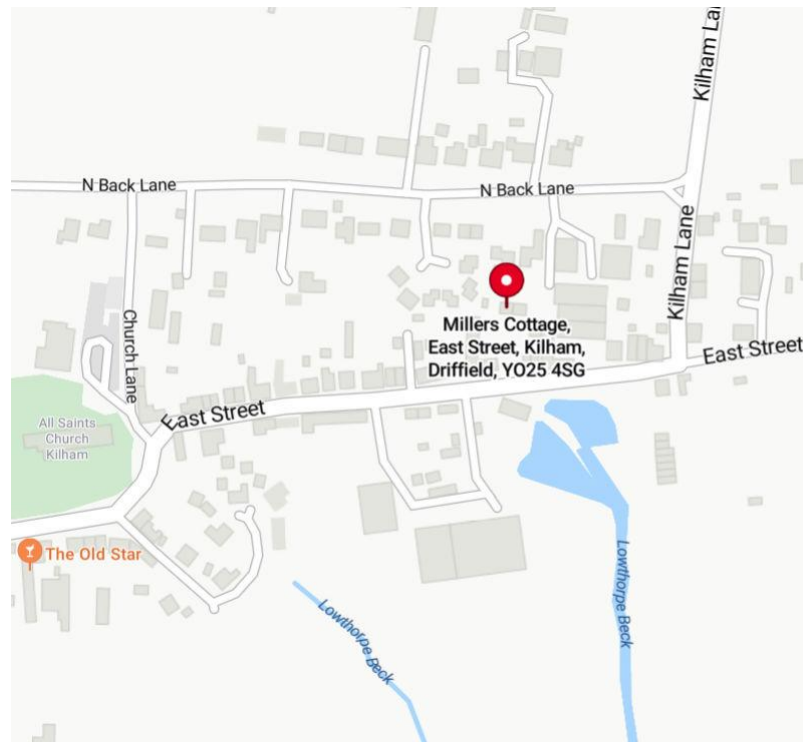
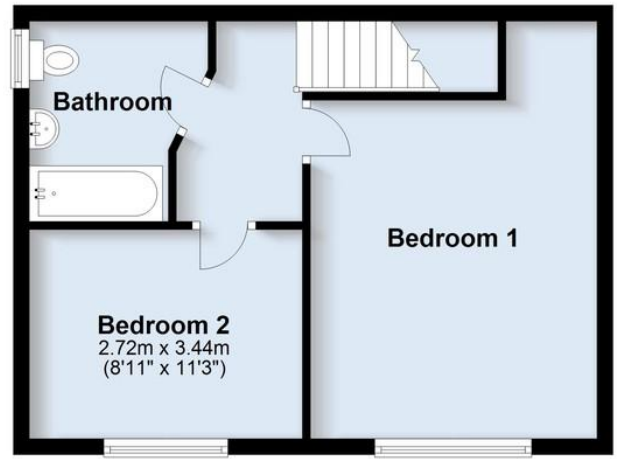
Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)

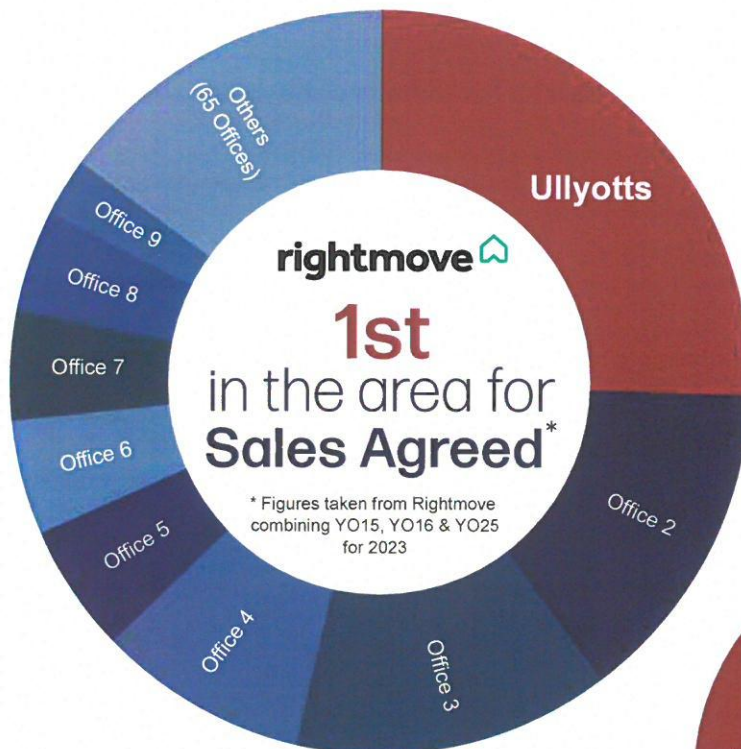


First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



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