



Ladybird Cottage
3 Northcote Cottages
Kilham, YO25 4SD

ASKING PRICE OF

£120,000

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



1



1



Off Road
Parking



Gas Central Heating

Ladybird Cottage, 3 Northcote Cottages, Kilham, YO25 4SD

This is a rare opportunity to purchase a compact cottage style property, located within a quiet village setting within a stone's throw of open countryside.

This is ideal for many buyers including first-time buyers, singles, couples or even for those who require holiday accommodation for personal use or indeed as a business.

The property has been functioning as a holiday let for the last few years and has enjoyed many bookings.

The accommodation on offer includes front facing lounge, well fitted kitchen, master bedroom, second bedroom (small) and shower room.

Externally, there is off-street parking to the front as well as a paved patio style garden.

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



Bedroom

Accommodation

ENTRANCE INTO:

With staircase leading off to the first floor.

LOUNGE

13' 11" x 8' 5" (4.25m x 2.59m)

With front facing window, laminate flooring and radiator.

KITCHEN

11' 6" x 4' 10" (3.51m x 1.48m)

Fitted with a range of contemporary styled kitchen units featuring Shaker style doors in blue with chrome handles including base and drawer cupboards with worktops over. Additional single wall cupboard, integrated electric oven and hob plus canopy over, laminate flooring. Rear facing window.

FIRST FLOOR

LANDING

BEDROOM 1

11' 6" x 10' 2" (3.51m x 3.11m)

With partially sloping ceilings. Front facing window and radiator.

BEDROOM 2

8' 8" x 6' 0" (2.65m x 1.84m)

With Velux style window and radiator.

SHOWER ROOM

With suite comprising low-level WC and pedestal wash hand basin. Quadrant style shower enclosure with plumbed in mains shower.

OUTSIDE

Northcote cottages is a row of similar cottages located just off North Back Lane, within a stones throw of open countryside. A vehicle right of way that leads to a front forecourt which provides car parking. Beyond this is an area of paved patio style garden.

There is no garden or access to the rear of the property.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 42 square metres.

CENTRAL HEATING

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



Shower Room

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 (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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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Paved Patio Garden

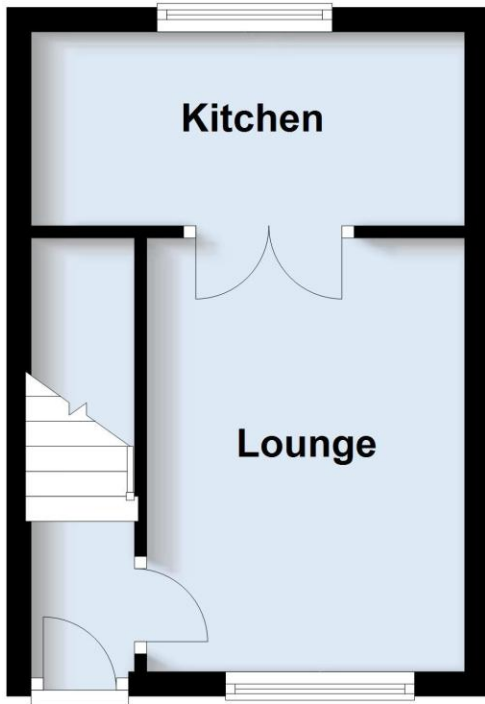
VIEWING

Strictly by appointment with Ulllyotts.

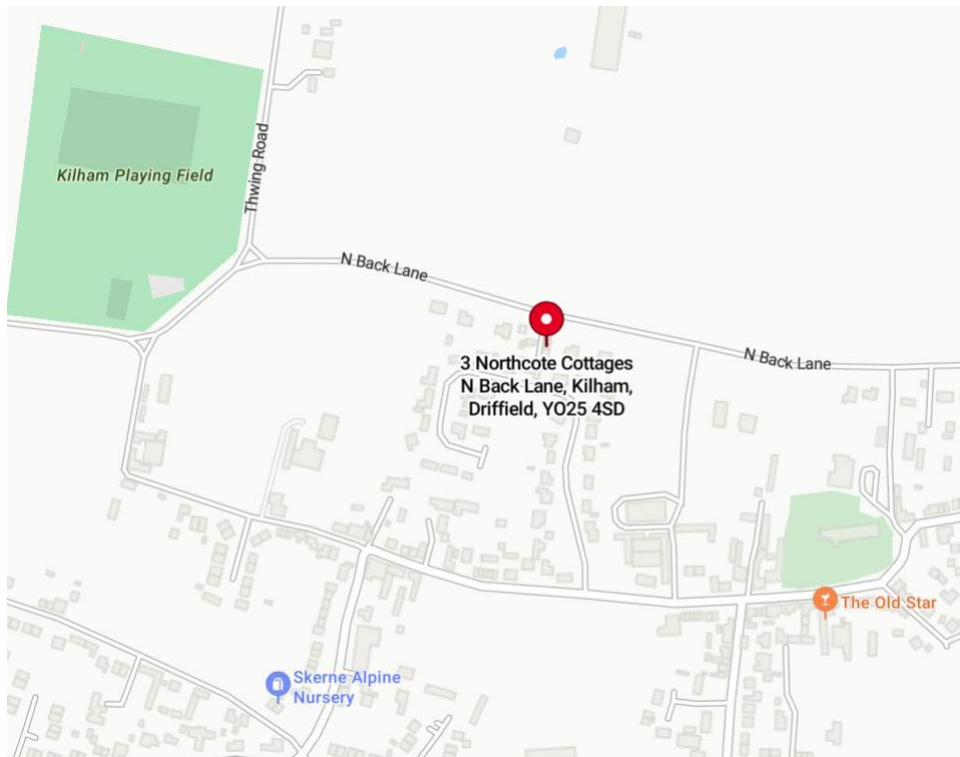
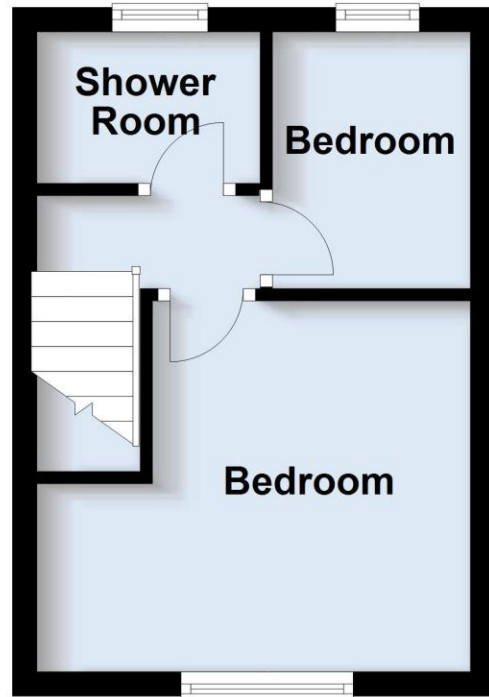
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 42 sq m

Ground Floor



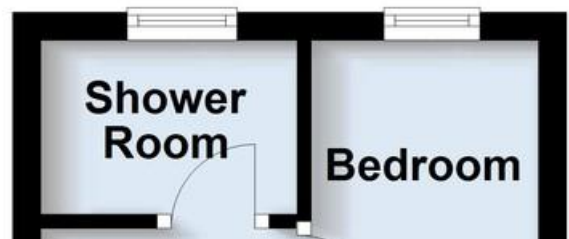
First Floor



Ground Floor








First Floor



Why Choose Ulllyotts?



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■ Ulllyotts ■

EST 1891



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