



2 Council Houses  
Great Kelk  
YO25 8HW

£180,000

3 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456





Garden



Garage and off-road parking

## 2 Council Houses, Great Kelk, YO25 8HW

A property located on the fringe of this rural village on a good-sized plot with extensive gardens to the front and rear.

**This is a great opportunity for first-time buyers or other buyers who have an urge to take, what is a fairly basic property, modernise and improve this to create a truly superb home!**

Works required will include but will not be limited to, re-fitting of the kitchen and bathroom, provision of a new central heating system, likely replacement of existing windows, total re-decoration and provision of floor coverings.

There are a range of outhouses and the gardens are particularly extensive with the front garden having scope to create very extensive off-street parking in addition to the existing side drive.

### KELK

Kelk is a civil parish in the East Riding of Yorkshire. It is situated 7 miles (11 km) to the south-west of Bridlington town centre. The civil parish is formed by the village of Great Kelk and the hamlet of Little Kelk.





Lounge



Kitchen



Shower Room



Bedroom

## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off.

### LOUNGE

16' 7" x 11' 11" (5.08m x 3.64m)

With Windows to the front and rear elevation. Fireplace with provision for open fire.

### KITCHEN

10' 3" x 9' 8" (3.14m x 2.97m)

With front facing window and fitted with a basic range of kitchen units. Inset stainless steel sink with base cupboards and multifuel burner in situ. Built-in pantry.

### REAR LOBBY

### WC

With low-level suite.

### SHOWER ROOM

With walk-in shower and electric shower pump in. Bracket wash hand basin.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

16' 7" x 11' 11" (5.08m x 3.64m)

With windows front and rear. Tiled fireplace. Built in cupboards.

#### BEDROOM 2

9' 7" x 7' 4" (2.94m x 2.25m)

With rear facing window and built-in storage cupboard. Tiled fireplace.

#### BEDROOM 3

9' 7" x 7' 4" (2.94m x 2.25m)

With rear facing window and built-in storage cupboard.

### OUTSIDE

The property stands well back from the road behind a large expanse of garden. There is a side drive which leads to a range of attached outbuildings incorporating garage and adjacent store. Timber shed and greenhouse. The garden to the rear is very extensive and enclosed.





Bedroom



Bedroom



Outbuildings



Rear Elevation

**FLOOR AREA**

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

**TENURE**

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

**SERVICES**

Mains water, electricity and drainage to a septic tank.

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

Rating 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.

**VIEWING**

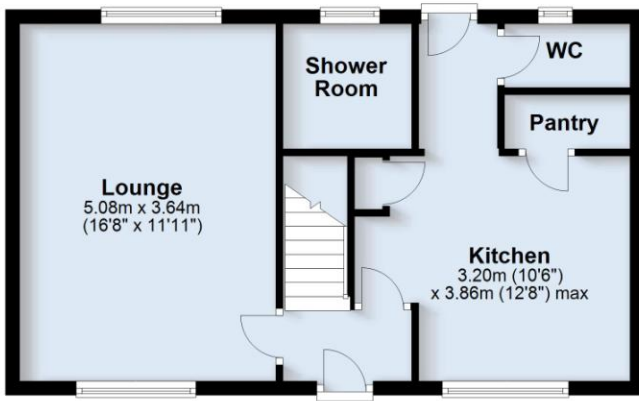
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

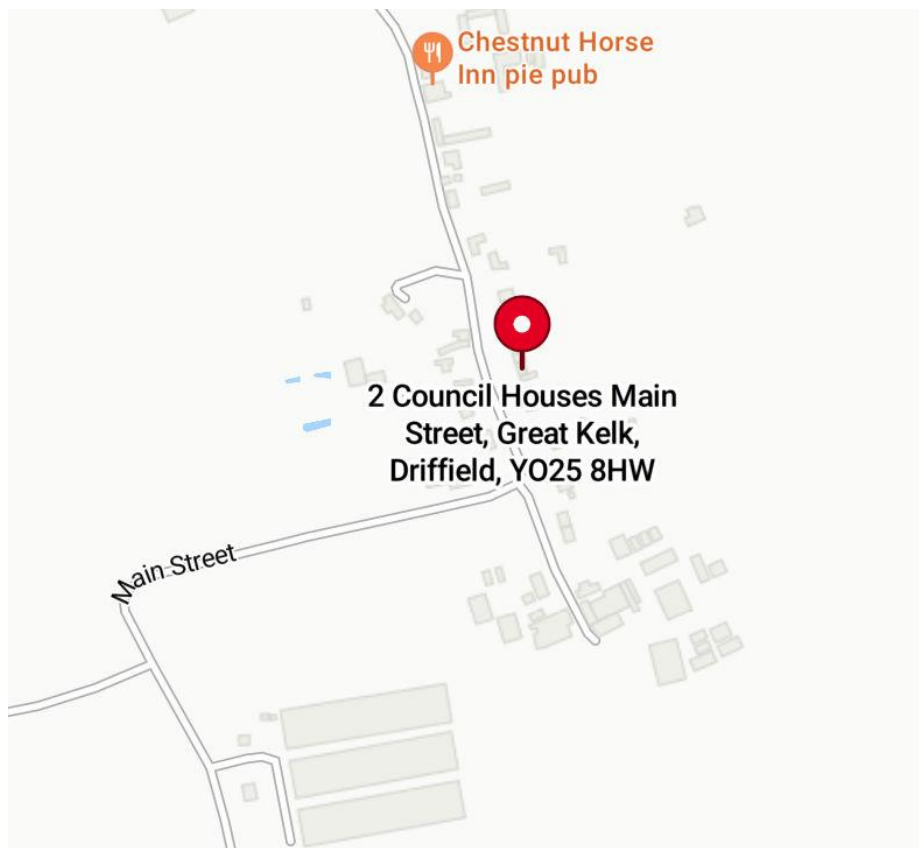
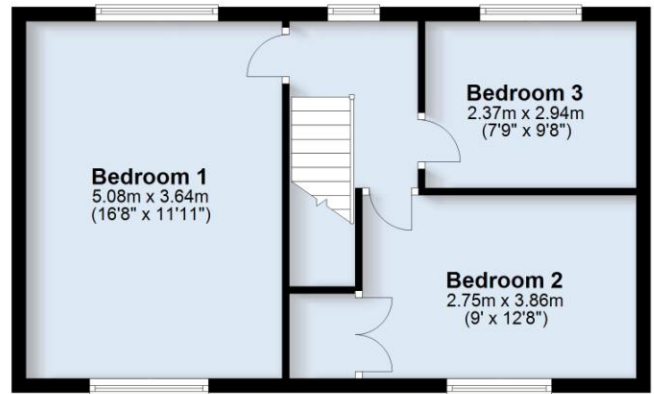
### Ground Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)





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