



**The Nurseries Driffield Road  
Kilham, YO25 4SP  
Asking price £350,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



**\*\*NEW BUILD\*\*PLOT 25** - A fabulous family home with a spacious modern layout, four bedrooms, two bathrooms, open plan kitchen/ living/ diner, good sized lounge, single detached garage.

This is a fine example of modern living **MUST BE VIEWED** to appreciate what is on offer.

The property briefly comprises, entrance hall, snug, lounge, cloaks/ wc, open plan kitchen/ living/ diner, utility room, landing, bedroom one with ensuite, three further bedrooms and family bathroom. **OPEN ASPECT, SUPERB GARDEN, SINGLE DETACHED GARAGE.**

Kilham is sat in the heart of the Wolds and boasts a primary school, a traditional pub/restaurant and garage. It is situated only 5 miles north-east of the capital of the Yorkshire Wolds; Driffield and 18 miles from the historic market town of Beverley. Only a short journey from the village are many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore, including Bridlington, Fraisthorpe and Hornsea.

EPC Rating B



**ENTRANCE HALL** 14'1" x 6'4" (4.31 x 1.94)  
With composite door into, radiator and doors to.

**LOUNGE** 16'2" x 10'5" (4.95 x 3.20)  
With window to front and side elevation, carpet and radiator.

**STUDY** 7'8" x 6'2" (2.36 x 1.88)  
With window to front elevation, carpet and radiator.

**CLOAKS/ WC** 3'4" x 6'1" (1.03 x 1.87)  
With low level wc, pedestal wash hand basin and radiator.

**UTILITY** 5'10" x 5'10" (1.78 x 1.78)  
With base units, work surface over, space for washing machine/ tumble dryer, cupboard housing wall mounted gas central heating boiler. Laminate flooring, radiator and side entrance door.

**KITCHEN/LIVING DINER** 11'3" x 23'7" (3.44 x 7.19)  
With modern style wall, base and drawer units, work surface over, upstand, sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, double oven, hob, splash back and extractor. Laminate flooring, French doors to garden and radiators.

**LANDING** 3'2" x 10'0" (0.98 x 3.06)  
With loft access, radiator and doors to.

**BEDROOM 1** 11'0" x 10'5" (3.37 x 3.19)  
With radiator, window to front elevation and thermostat.

**EN-SUITE** 4'11" x 6'11" (1.50 x 2.13)  
With white suite, pedestal wash hand basin, low level wc, heated towel ladder, double shower cubicle with thermostatic shower and glass shower screen. Window to side elevation.

**BEDROOM 2** 11'3" x 13'9" (3.45 x 4.20)  
With storage cupboard, window to front elevation and radiator.

**BEDROOM 3** 10'10" x 9'6" (3.31 x 2.90)  
With window to rear elevation and radiator.

**BEDROOM 4** 7'9" x 9'6" (2.37 x 2.92)  
With window to rear elevation and radiator.

**BATHROOM** 6'5" x 6'0" (1.98 x 1.84)  
With vanity wash hand basin, low level wc, panelled bath with thermostatic shower over, glass shower screen, laminate flooring and window to side elevation.

**GARDEN**  
The garden has an open plan frontage, enclosed rear garden with patio area and lawn, all securely timber fenced with gated access.

**GARAGE**  
A single brick garage.

**PARKING**  
The proeprty has its own driveway for parking.

**TENURE**  
We understand that the property is Freehold.

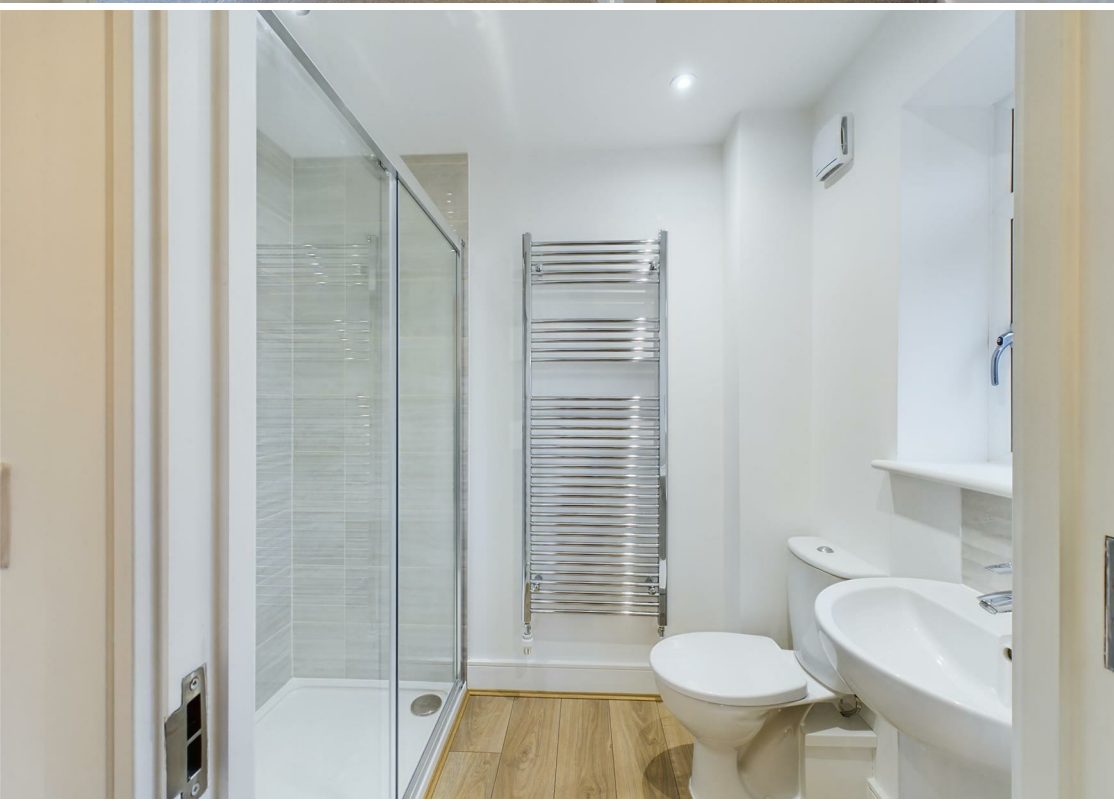
**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is B.

**COUNCIL TAX BAND**  
The council tax band is yet to be assessed.

**NOTE**

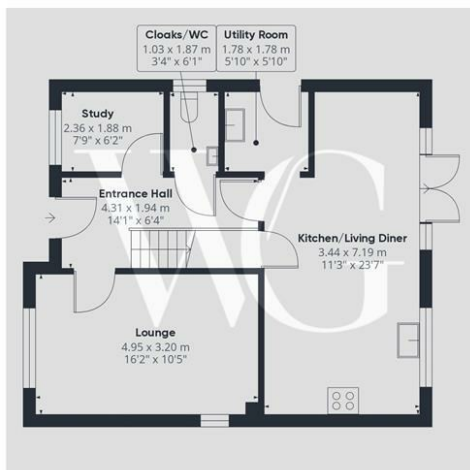




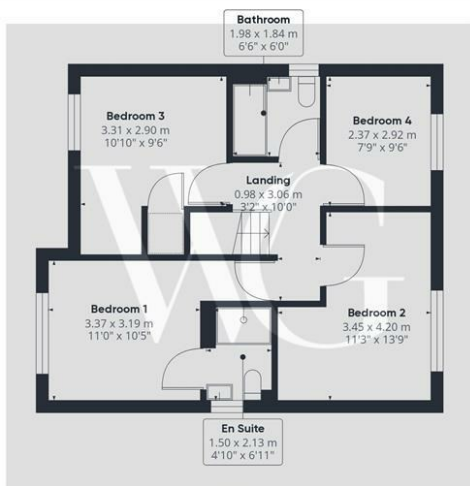








Floor 1



Floor 2

WG

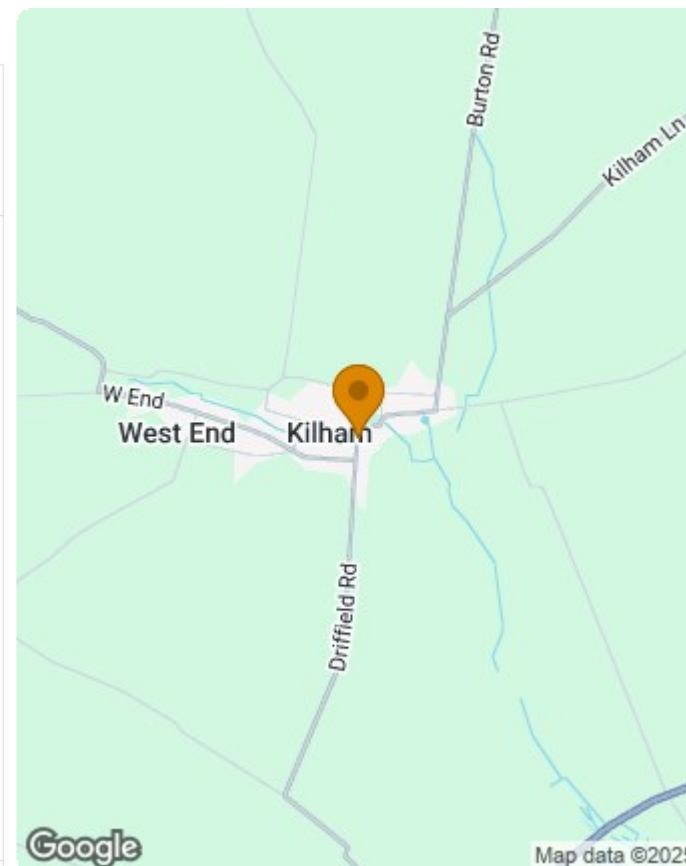
Approximate total area<sup>®</sup>  
111.66 m<sup>2</sup>  
1201.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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