



Seekings West End
Drifffield, YO25 4RR
Asking price £545,000


WILLOWGREEN
ESTATE AGENTS

If you are looking for space, look no further. This exceptional six bedroom, three bathroom property, offering high-quality fittings throughout, is a MUST SEE!!

You are welcomed with a spacious entrance hall, with a large dual aspect living room with wood burning stove with oak mantel, connecting to the kitchen and light flooded dining room. The kitchen will wow you with its vastness and the luxury of ample storage space. One great benefit of Seekings is that you wont have to make choices between how to use the bedrooms, the possibilities are endless - hobby room, craft room, gym, cinema room, or working from home. The driveway accommodates three cars with ease.

The first floor offers four double bedrooms, (master ensuite), family bathroom with separate shower and large double ended bath. There is a second control for the dual zone heating. The second floor benefits from a further en suite shower room. South facing landscaped garden providing a great entertaining space for a morning coffee or relaxing on an evening.

Kilham nestles in the heart of the Wolds and boasts a primary school, superbly equipped playing fields, an award winning pub/restaurant and garage with filling station/ general stores and a Grade I listed parish church. Elegant, historic architecture abounds, celebrated by David Hockney. 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, Kilham is close to Bridlington, Filey, the RSPB reserve at Bempton Cliffs and Flamborough. Burton Hall and Sledmere House are local attractions whilst Castle Howard and the North Yorkshire Moors and coast are all very accessible.

EPC Racting C



ENTRANCE HALL

With Upvc door into, oak flooring, stairs leading off, understairs cupboard, radiator .

CLOAKS/ WC

With modern white suite comprising, low level wc, pedestal wash hand basin, radiator, extractor and oak flooring.

KITCHEN 18'1 x 14'8 (5.51m x 4.47m)

A stunning well fitted kitchen with wall, base and drawer units, integrated dishwasher, two electric ovens and 5 ring electric hob, extractor over, space for american fridge freezer, granite work surfaces and upstand, island with storage cupboards and breakfast bar, inset sink with mixer tap, travertine tiled flooring, radiator and ceiling spotlighting.

Opening into dining room.

DINING ROOM 12'5 x 12'1 (3.78m x 3.68m)

With travertine tiled flooring, French doors to garden, windows to side elevations, radiator and ceiling spotlighting.

UTILITY ROOM 13'4 x 6'9 (4.06m x 2.06m)

With range of wall and base units, larder cupboard, wine rack, space for washing machine and tumble dryer, travertine tiled flooring, walk-in cupboard, radiator, coat hanging and side entrance door.

LIVING ROOM 26'5 x 13'00 (8.05m x 3.96m)

With Swedish made wood burning stove, stone hearth, oak mantel, two windows to front and rear, door to dining area and two radiators.

FIRST FLOOR LANDING

With radiator, stairs to second floor, airing cupboard.

MASTER BEDROOM 17'9 x 14'2 (5.41m x 4.32m)

With two windows to front elevation, two radiators and door to en-suite.

EN-SUITE

With shower enclosure, glass screen, thermostatic shower over, pedestal wash hand basin, low level wc, heated towel ladder, window to front elevation, extractor and ceiling spotlighting.

BEDROOM 2 16'4 x 13'00 (4.98m x 3.96m)

With window to rear elevation and radiator.

BEDROOM 3 12'4 x 12'00 (3.76m x 3.66m)

Currently used as a study, with radiator and window to front elevation.

BEDROOM 4 13'00 x 9'9 (3.96m x 2.97m)

With radiator, window to rear elevation and loft access.

BATHROOM

With modern white suite with panelled bath, quadrant shower cubicle with thermostatic shower, low level wc, pedestal wash hand basin, heated towel ladder, tiled flooring, ceiling spotlighting and window to rear elevation.

SECOND FLOOR LANDING

With velux window to front elevation and doors to.

BEDROOM 5 14'00 x 13'00 (4.27m x 3.96m)

With radiator and velux window to front elevation.

EN-SUITE 11'10 x 4'10 (3.61m x 1.47m)

Shower cubicle, thermostatic shower over, pedestal wash hand basin and low level wc, vinyl flooring, heated towel ladder and extractor fan.

BEDROOM 6 14'00 x 13'1 (4.27m x 3.99m)

With radiator and velux window to front elevation.

DOUBLE GARAGE 19'8 x 17'8 (5.99m x 5.38m)

An attached brick garage with remote roller shutter door, power and light connected.

OUTSIDE

With timber double gates to driveway and timber gated access to the rear. Well stocked wide borders and beds in landscaped garden on two levels, with broad steps up to second terrace and potting shed. The south facing garden is very private with secure timber fencing.

Outside taps to front and rear, solar outside lighting and security lighting. Outside double electric socket to rear.

PARKING

Parking for up to three cars is available on the driveway to the front of the property.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is C

COUNCIL TAX BAND

The council tax band is E.





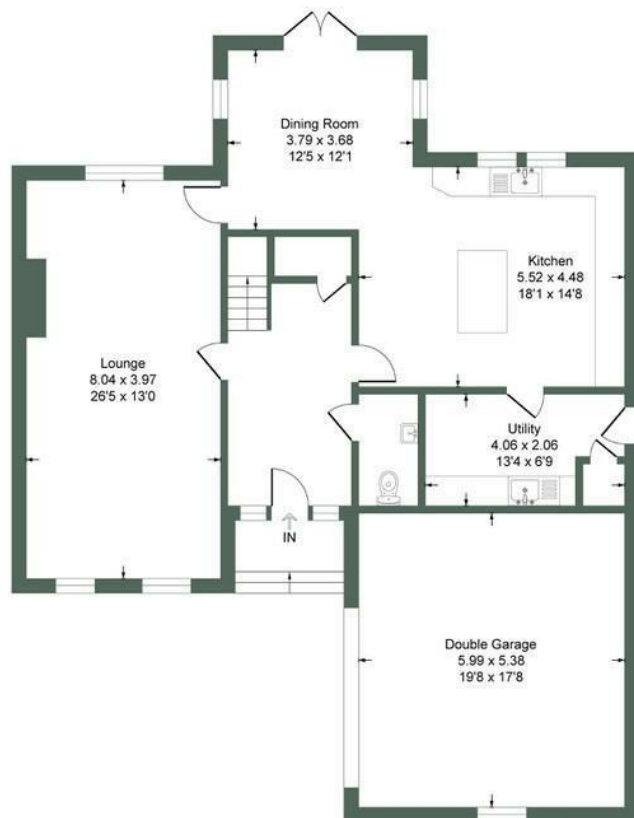


The Seekings, Kilham, YO25

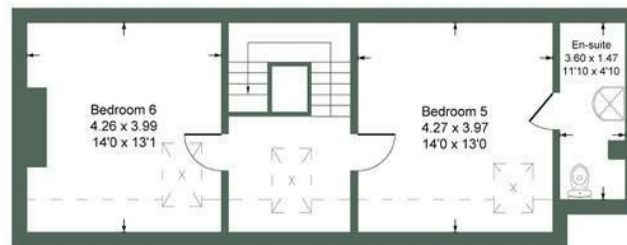
Approximate Gross Internal Floor Area = 246.8 sq m / 2657 sq ft

Garage Area = 32.4 sq m / 349 sq ft

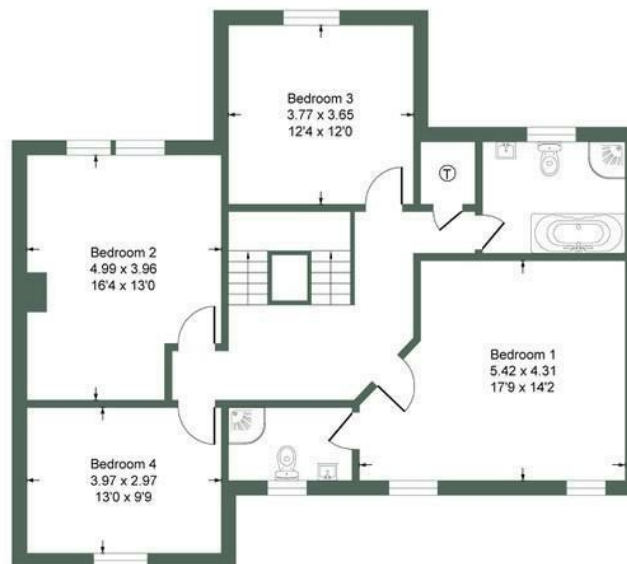
Total Area = 279.2 sq m / 3006 sq ft



Ground Floor

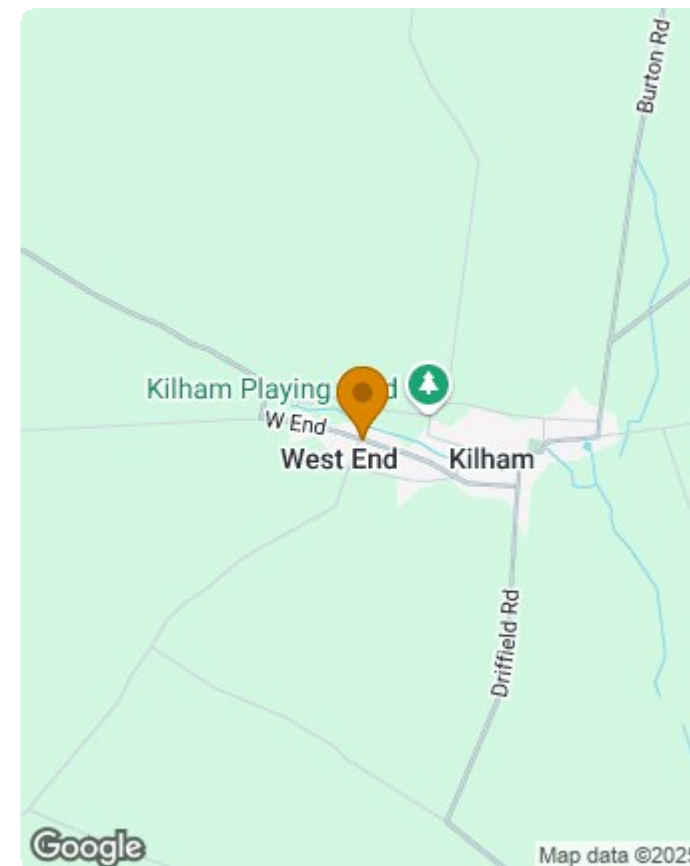


Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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