

# linkagency

3 Bedroom House - Detached for Sale

£253,000

Kirkella West End, Kilham, Near Driffield, YO25 4RR



## KEY FEATURES

- NO CHAIN • INDIVIDUAL DETACHED, ONE-OF -A -KIND • COUNTRY LANE, COUNTRYSIDE VIEWS • SOUTH WEST FACING REAR • RECENT BOILER, MODERN UPVC DOOR + WINDOW UNITS • PRETTY VILLAGE WITH AMENITIES • OPEN PLAN KITCHEN DINING ROOM • SEPARATE SITTING ROOM • SEPARATE GARAGE WITH ELECTRIC DOOR • GROUND FLOOR WC

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This attractive, very-well-maintained, individual, country property is approximately 19 years old and is located on a quiet country lane with countryside views to the front and rear. The property offers good size accommodation to include: an entrance hallway; a separate sitting room with a bay window; an open plan kitchen dining room overlooking the south west facing, pretty garden and a cloakroom with WC, all to the ground floor. The upper floor has 2 double bedrooms, a third bedroom which could accommodate a small double bed and a bathroom with a double shower. There is a separate brick built garage to the rear, at the end of a long driveway offering ample parking space for 2 to 3 vehicles. The current owners have improved the property with recently fitted UPVC windows and doors; an electric garage door and a recent gas central heating boiler.

## KILHAM

Kilham is a sought-after, pretty wolds village surrounded by open countryside and the rolling wolds landscape. It is an ideal place from which to enjoy countryside walks and bike rides. The nearest town is Driffield, 5.5 miles away (approximately) with the seaside town of Bridlington being located approximately 9 miles away. The city of York can be reached in approximately 51 minutes by car and the city of Hull can be reached in 40 minutes by car.

Other pretty villages near Kilham which can be explored via countryside walks, bike rides and car, are : Ruston Parva (1.5 miles, approx); Harpham (2 .5 miles approx); Lowthorpe (3 .2 miles approx); Nafferton (4 miles approx ); Burton Agnes (3.5miles approx), Rudston (2.8 miles approx), Burton Fleming (5 miles (approx ));Carnaby 6.5 miles approx), Fraithorpe, on the coast, ( 11miles approx).

Amenities include : The Old Star pub; a village hall next to the church and a petrol station with stores . Kilham Playing Field Association oversees a recreational playing field on Back Lane, to provide a full-sized football pitch, a 5-a-side football pitch, grass tennis courts, adventure playground and cycle track. The Association, a registered charity, has been funded locally and through the Big Lottery fund and Grassroots.

### HISTORY

Kilham was once an important market town in the Yorkshire Wolds, bigger and more important than Driffield at one time. It held annual trading fairs and had a large number of businesses and a considerable population. The town declined in size and status following the building of the Driffield Navigation, which took trade away from Kilham to nearby Driffield.

The village lies on the line of a Roman road from York to Bridlington, now followed by the minor road known as Woldgate. To the south of Kilham there is evidence of a Romano-British settlement from the 4th century.

Kilham's Grade I listed Anglican parish church is dedicated to All Saints..The church holds an annual flower festival. Outside the church is an old tethering ring in a stone block –probably evidence of the cattle trade which once took place in the village. There is also a cast-iron water pump opposite the church.

### ENTRANCE HALLWAY

UPVC front door - Overhang porch over - Wood laminate flooring - Window to the side - Radiator

### SITTING ROOM

15'4" x 10'11"

Wood laminate flooring - Wood fire surround - Marble effect back and hearth - Gas fire - Radiator - Coving - Bay window with aspect to the front



## OPEN PLAN KITCHEN / DINING ROOM

17'3" x 10'0"

Wood laminate flooring throughout

Kitchen

Cream white base and eye level units - Recessed downlights - Recently fitted, wall-mounted gas central heating boiler - UPVC door to the driveway - Integrated electric cooker - Integrated dishwasher - Gas hob - Built-in extractor unit - Space and plumbing for a washing machine - Laminate worktops - Stainless steel, single drainer sink with chrome mixer tap - Window with aspect to the rear

Dining Area

Radiator - Sliding french door to the rear patio



## WC

Wood laminate flooring - Vanity sink - Tiled splash-back - Low flush WC - Radiator

## STAIRS AND LANDING

Fitted carpet - Light wood stained balustrades - Landing window with aspect to the side

## BEDROOM 1

13'8" x 9'2"

Large double room - Fitted carpet - Radiator - Aspect to the rear

## BATHROOM

9'1" x 7'5"

Contemporary suite : low flush wc, pedestal sink and double shower with glass doors - Aspect to the front - Part tiled - Towel radiator



## BEDROOM 2

11'9" x 10'4"

Double room - Fitted carpet - Radiator - Aspect to the front

## BEDROOM 3

10'1" x 7'9"

Single room - Fitted carpet - Radiator - Aspect to the rear

## GARDENS

Front

Steps to the front door - Wrought iron balustrades - Gravel area - Mature plants

Sides

Gravel area to the left - Brick wall - Gravel driveway to the right with ample parking for 2 to 3 vehicles - Panel fencing to the right hand side

Rear

South west facing - Landscaped - Large patio area - Brick wall to the left - Panel fencing to the rear - Planted borders - Block paved pathway - Gravel area



## GARAGE

18'4" x 8'6"

Separate brick built - Recently fitted electric door - Power - Personnel door to the side



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Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

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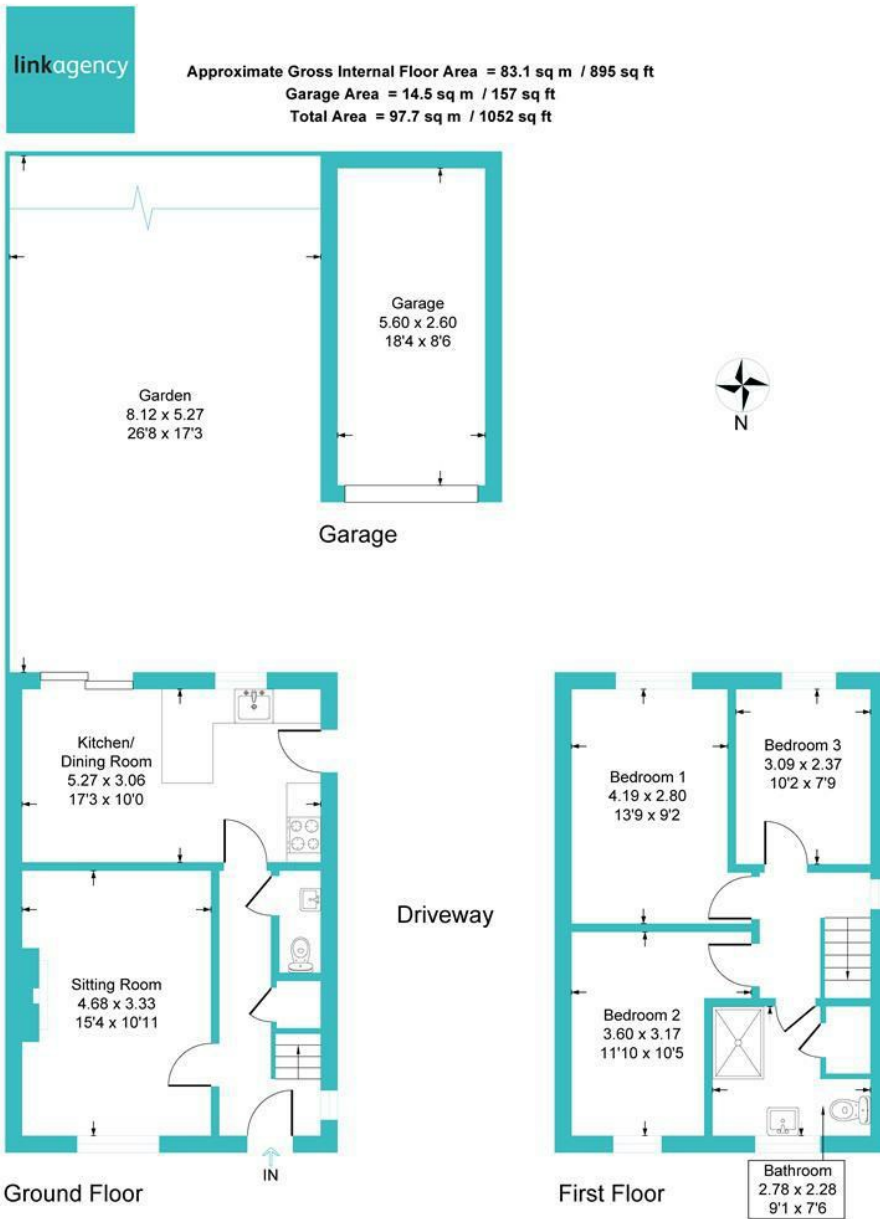


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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