



## Church Street, Kilham, Driffield Offers Over £450,000

\*\*\*NO ONWARD CHAIN\*\*\*

Built in 1763, this charming Grade II listed, 5 bedroom detached family home started life as a coach house, prior to being transformed into this beautiful family home you see today. Thoughtfully extended and upgraded throughout by its current owner, the property retains a wealth of its original character whilst being an ideal space for modern family life.





The property is entered via a traditional solid wood panelled front door into a small entrance hall with stairs to first floor and door into the ground floor accommodation.

Accessed immediately from the entrance hall is a beautiful open plan kitchen living area. Thoughtfully extended by the current owner the kitchen with Karndean flooring throughout, benefits from a range of stylish wall and base units, quartz worktops, stainless steel sink with mixer tap, as well as a built in fridge freezer and dishwasher. The kitchen also boasts a larger kitchen island with further cupboard space, quartz worktops and space for a freestanding Rangemaster style oven. A light airy dining area with bi-fold doors to two aspects lead into the south facing walled garden, completing the kitchen accommodation. The living area sits to the front elevation with double glazed sash windows enclosed by stylish plantation shutters, and a log burner with exposed brick surround which acts as the focal point of the room.

A second reception room can be found off the kitchen, again with plantation shutters enclosing double glazed sash windows and a traditional wrought iron fireplace.

A door from the dining area leads through to a back porch with ample storage for shoes and coats, as well as a back door and internal door which leads into the integral garage.

A useful utility area with space for washer and dryer, as well as a WC completes the ground floor living space.

To the first floor are three well proportioned double bedrooms and a house bathroom. The master bedroom is a spacious dual aspect double bedroom with a traditional wrought iron fireplace which acts as the focal point of the room, and picturesque views over the rear garden. Bedroom two is another large dual aspect double bedroom with original wrought iron fireplace. With bedroom three a smaller double room to the front elevation with a further feature fireplace.

The modern house bathroom is part tiled and briefly comprises of a stylish roll top freestanding bath, walk-in shower, pedestal wash basin, wc and heated towel rail.

To the second floor are two further double bedrooms with Velux windows and ample eaves storage space.

To the outside the property boast a beautifully landscaped, south facing walled garden. Set over two levels the garden is mainly laid to lawn with mature beds surrounding and two seating areas. Offering an ideal space for summer entertaining.

To the front of the property has an integral single garage offering off street parking.

Tenure: Freehold

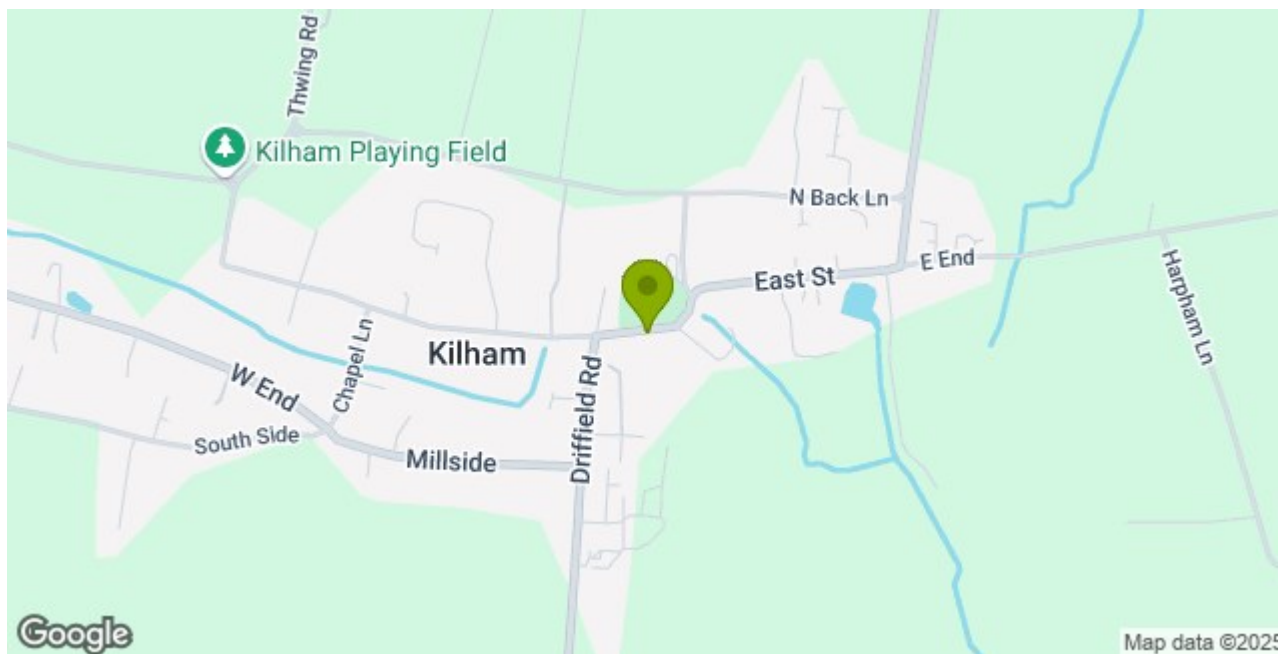
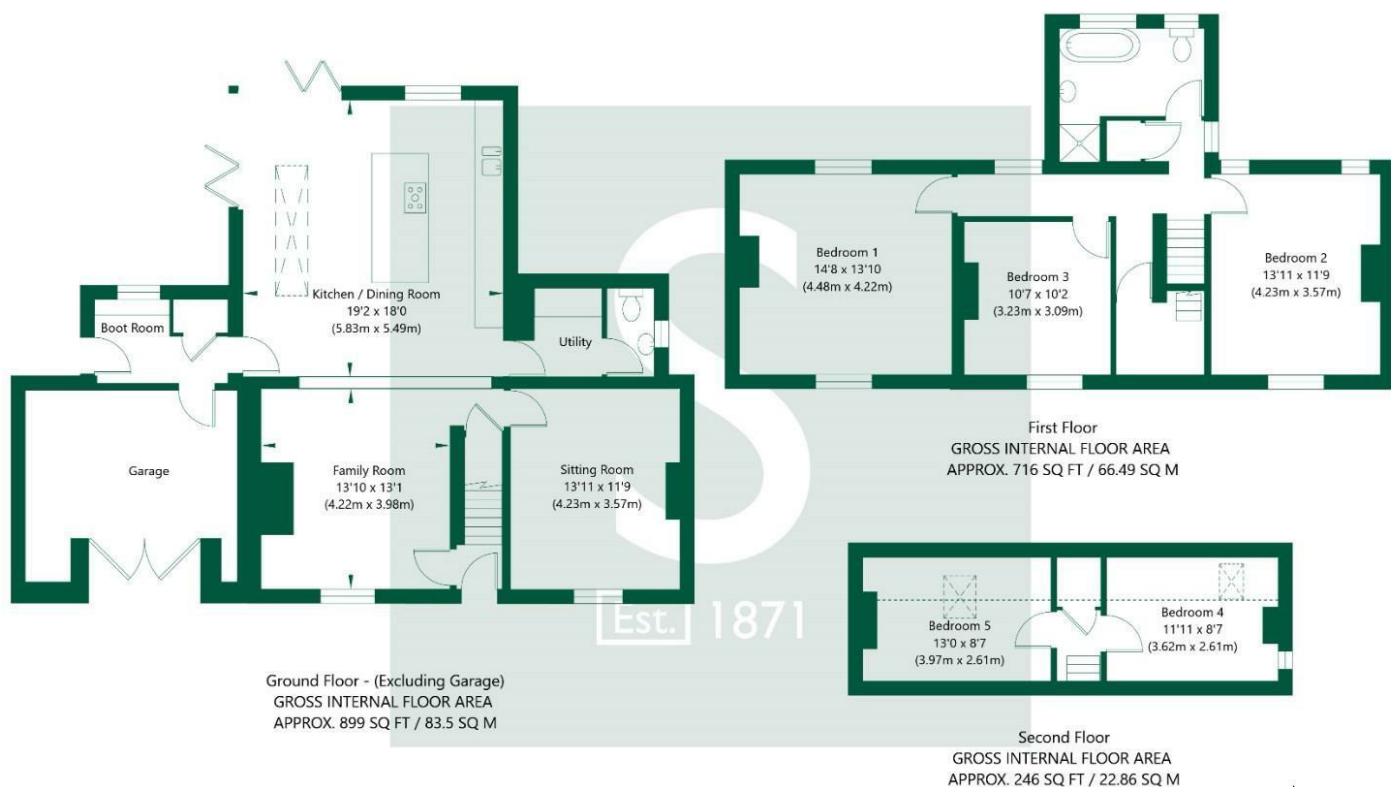
Services: All mains

EPC: 63 (D)

Council Tax: East Riding of Yorkshire - Band D

Viewings: Strictly via the selling agent 01904 625533

# Church Street , Kilham, Driffield, YO25 4SH



## Stephensons

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