



**Bell House, Kilnwick Percy, York, YO42 1UF**

- A beautifully presented family home in a highly desirable location
- Period property dating back to c.1844
- Kitchen with a range of appliances, separate utility room & shower room
- Living room with a log burner & a home office
- Three good sized bedrooms with vaulted ceilings
- Modern family bathroom
- Gated off street parking with potential to extend further
- Good sized garden & patio seating area
- Air source heat pump, greenhouse & garden shed
- EPC = D

## Guide Price £485,000

Bell House, originally known as the Bailiff's house, is a stunning period cottage constructed c.1844 and located in the highly desirable village of Kilnwick Percy. The property was built as a detached family home before it was divided into two dwellings back in 1927. The old bell from which the cottage gets its name is located on the rear wall of the property, a lovely piece of preserved history that will surely appeal to anyone that is looking for a home with character and charm. The property is deceptively spacious both inside and out, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On approaching the property you will see timber gates which open to the driveway. There is a set of steps from the drive leading up to a raised garden which could be very easily altered through the removal of a small hedge at the front to create a second large parking space. This small alteration could be massively beneficial and low cost to the incoming purchaser if extra parking is required.

On entering through the rear door you find yourself in an inner lobby which is perfect for the storage of coats and shoes. The kitchen/diner has been fitted with a range of hard wood storage units and a black granite worktop. There are a number of appliances including an impressive Smeg oven, fridge and dishwasher. At the centre of the room you will find space for a dining table with chairs. There are three additional doorways off the kitchen, the first leads into a boot room with a shower room beyond, the second provides access to the utility room, whilst the third leads down to a study area where there is a door that opens to the front garden. The living room has solid wood flooring, a log burner at the centre of the room with recessed shelves to either side and a bay window that allows natural light to flood in.

To the first floor there are three good sized bedrooms, the master having the benefit of built in wardrobes and a feature fireplace. The family bathroom is modern in design and comprises of a bath with shower over, hand basin with storage below and a low level w/c.

Externally the front garden is laid to lawn with borders of mature trees and shrubs. There is a low maintenance gravelled area which is accessed via a path to the side of the lawn. There is an enclosed paved area behind the drive which houses a timber shed and an air source heat pump.





**POTENTIAL TO EXTEND THE PARKING AREA BY REMOVING A SMALL HEDGE**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Air source heat pump & septic tank.



Address:  
Reference: 1722

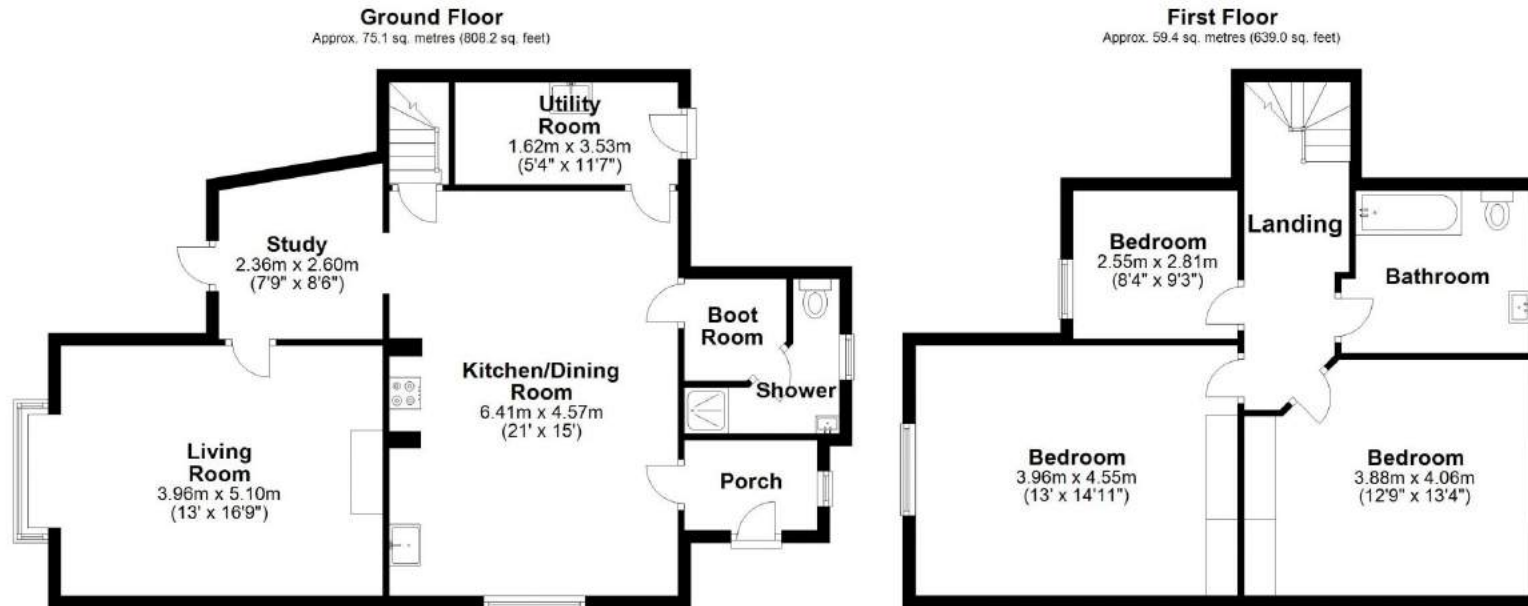


rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Total area: approx. 134.5 sq. metres (1447.2 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted Sqft and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

### Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.