



Jennore Driffield Road, Kilham, YO25 4SW

Price Guide £185,000



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Welcome to the picturesque Wolds village of Kilham.

This well-presented semi detached bungalow features two comfortable bedrooms, making it an ideal home for couples and a spacious reception room perfect for relaxation.

The modern kitchen is a highlight of the home and the newly fitted bathroom offering a fresh and modern space for your daily routines.

The property is designed for convenience, with ample parking available, ensuring that you and your guests will never be short of space.

Kilham is a delightful village located approximately nine miles west of Bridlington, just off the A614, which serves as the main route connecting Bridlington and Driffield. The community is vibrant and welcoming, featuring two local pubs, The Old Star and The Bay Horse. For your everyday needs, there is a butcher and a local shop, as well as a primary school, making it a perfect location.

With its charming rural setting, this bungalow on Driffield Road offers a wonderful opportunity to embrace a peaceful lifestyle in a friendly village.

Entrance:

Upvc double glazed door into inner hall, cloaks area.

Lounge:

12'9" x 10'9" (3.89m x 3.30m)

A front facing room, inset fireplace with brick inset and wood surround. Built in shelves, upvc double glazed bay window and electric radiator.

Kitchen/diner:

14'4" x 9'2" (4.39m x 2.80m)

An extended room fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, built in storage cupboard, pantry, upvc double glazed window, electric radiator and upvc double glazed door onto the garden.

Bedroom:

12'1" x 9'9" (3.70m x 2.99m)

A rear facing double room, upvc double glazed window and electric radiator.

Bedroom:

9'5" x 7'6" (2.89m x 2.29m)

A front facing double room, upvc double glazed window and electric radiator.

Bathroom:

6'7" x 6'4" (2.01m x 1.94m)

Comprises a modern suite, electric shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window, chrome ladder radiator and electric fan heater.

Exterior:

To the front of the property is a walled pebbled and paved garden with borders of shrubs and bushes. Private driveway with ample parking.

Garden:

To the rear of the property is a low maintenance fenced, paved and pebbled garden.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: A

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units,

alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



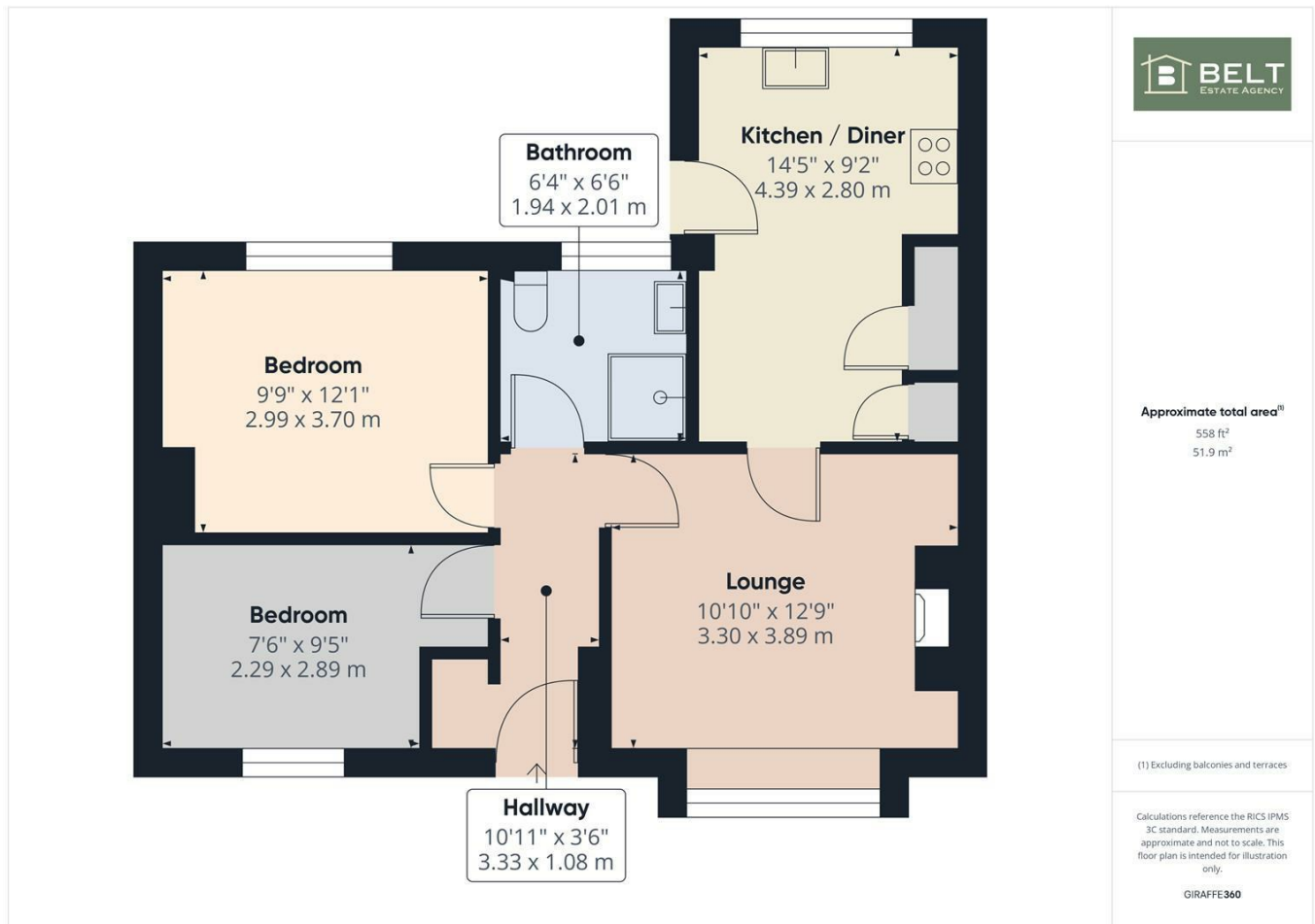
Road Map

Hybrid Map

Terrain Map



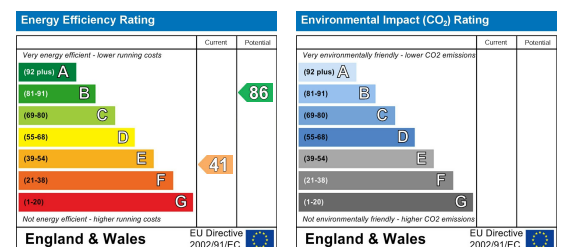
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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