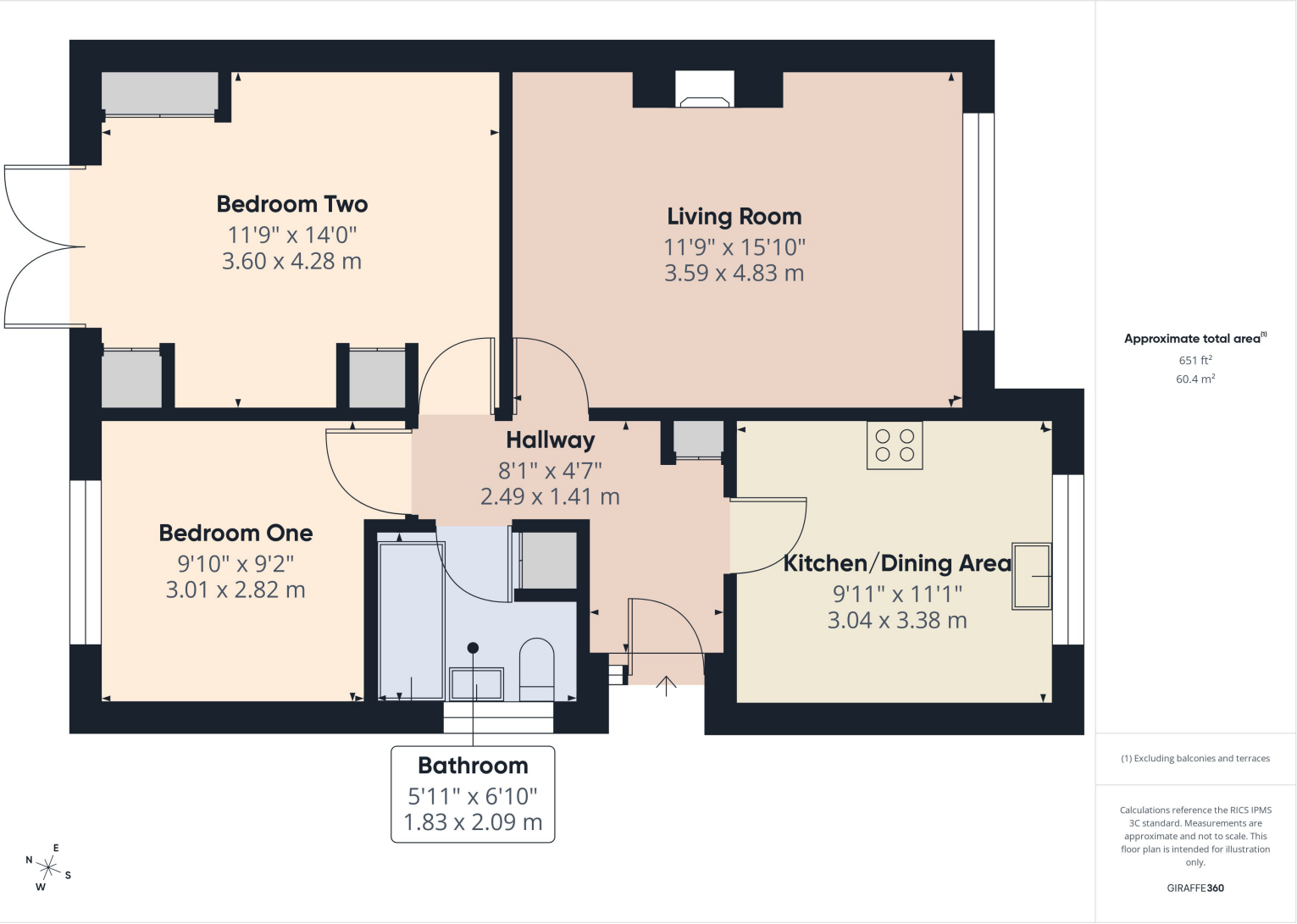




Guide Price **Stream Cottage, 14b Main Street,**
£235,000 **Kirkburn, YO25 9DU**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains. Mains water and electric. Heating is provided by electric wall mounted radiators.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



Stream Cottage, 14b Main Street, Kirkburn, YO25 9DU

DESCRIPTION

Stream Cottage is a beautifully modernised, two double bedroom semi-detached bungalow offering the perfect blend of countryside charm and contemporary living. Finished to a high standard, the property has benefited from a range of recent upgrades, including a new kitchen, new windows and doors, and neutral décor throughout. This light, bright and airy home is ready to move straight into, offering flexible accommodation to suit a variety of buyers. The versatile layout is ideal whether you're looking to downsize, purchase your first home, or enjoy the convenience of single-level living. To the rear of the property is a pretty and private garden which has been landscaped and enjoys a running stream behind creating a peaceful surrounding.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, two double bedrooms, bathroom, rear garden, detached single garage and off street parking.

LOCATION

The relatively small picturesque village of Kirkburn is conveniently situated for access to the market towns of Beverley, Driffild and Pocklington where an excellent range of amenities are available.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 8'1 (2.49m) x 4'7 (1.41m)

A bright and inviting entrance hall setting the tone for the rest of the property, with brand new front door to the side aspect, coving, fitted carpets, wall mounted electric heater and power points. There is also access to the loft which is partially boarded with drop down ladder.

KITCHEN/DINING AREA- 9'11 (3.04m) x 11'1 (3.38m)

Newly fitted kitchen which has been thoughtfully designed with window to the front aspect, inset spotlights, tiled splash back, a range of shaker style wall and base units with a pale blue finish, ceramic sink with drainer unit and mixer tap with pull down hose, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor hood, wall mounted electric heater, vinyl flooring and power points.

LOUNGE- 11'9 (3.59m) x 15'10 (4.83m)

A light filled living area with plenty of space for dining as well with window to the front aspect, coving, open fireplace with brick surround, fitted carpets, wall mounted electric heater, TV point and power points.

BEDROOM ONE- 9'10 (3.01m) x 9'2 (2.82m)

Double bedroom with window to the rear aspect, coving, fitted carpets, wall mounted electric heater, TV point and power points.

BEDROOM TWO- 11'9 (3.60m) x 14'0 (4.28m)

Classed as a second bedroom but is a fantastic and versatile room of requirement with French doors to the rear aspect, coving, built in cupboard housing shelving and desk area if you work from home, two additional built in cupboards, fitted carpets, wall mounted electric heater, TV point and power points.

BATHROOM- 5'11 (1.83m) x 6'10 (2.09m)

Well presented bathroom with opaque window to the side aspect, built in cupboard housing the water tank, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, vinyl flooring and extractor fan.

GARDEN

A North facing garden enjoying sun all day long benefitting from a patio area to the immediate rear of the property to sit and enjoy the views with pergola, lawned area surround by a gravelled walkway round the garden, large storage shed, timber fencing and side access.

GARAGE

Detached single garage with up and over door, window to the rear aspect, power and lighting.

PARKING

Off street parking for two cars.