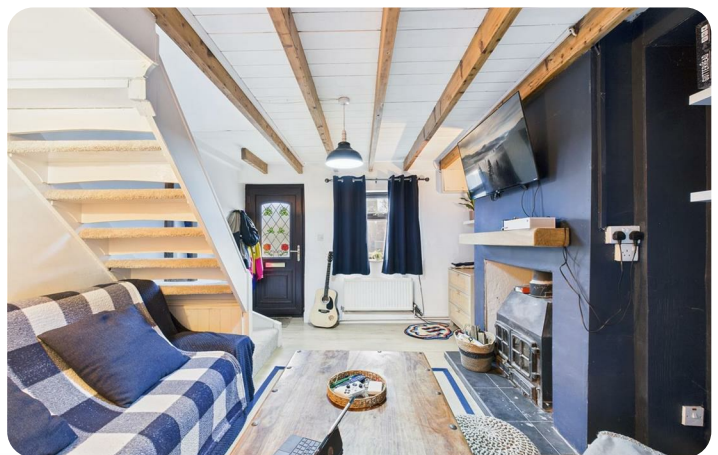




## Horseshoe Cottage, North Back Lane, Kilham, YO25 4RU

Price Guide £125,000



# Horseshoe Cottage, North Back Lane

Kilham, YO25 4RU

## Price Guide £125,000



Welcome to the village of Kilham, North Back Lane presents an excellent opportunity for those seeking a terraced house with several character features.

This property features two bedrooms, making it ideal for couples, or individuals looking for a comfortable living space. The single reception room offers a warm and inviting atmosphere, perfect for relaxation.

The house has been thoughtfully modernised by the current owner, boasting a brand-new kitchen and bathroom.

Whether you are considering it as a holiday home or a permanent residence, this house is well-suited to meet your needs.

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 the local pub The Old Star. For your everyday needs, there is a local shop, as well as a primary school, making it a perfect location.

Do not miss the chance to make this charming house your new home.

### Entrance:

Upvc double glazed door leads directly into the lounge.

### Lounge:

12'2" x 11'3" (3.71m x 3.45m)

A front facing room, exposed beams, staircase to the first floor, inset multi fuel burning stove, upvc double glazed window and central heating radiator.

### Kitchen:

10'11" x 6'0" (3.34m x 1.84m)

Fitted with a range of base and wall units, solid wood worktops, Belfast sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, integrated fridge, upvc double glazed window and central heating radiator.

### First floor:

#### Bedroom:

11'1" x 9'4" (3.39m x 2.85m)

A front facing double room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

#### Bedroom:

6'0" x 5'2" (1.85m x 1.59m)

A rear facing single room, velux window and central heating radiator.

#### Bathroom:

8'1" x 4'7" (2.48m x 1.42m)

Comprises a modern suite bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is car access to private parking.

Garden area with decked patio and large timber built shed.

### Notes:

#### 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



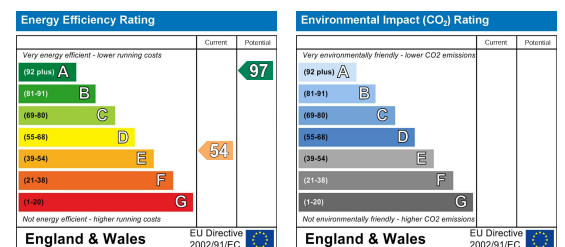
## Floor Plan



## 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.