



‘Jennore’

1 The Bungalow, Driffield Road
Kilham, YO25 4SW

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached Bungalow



Garden



'Jennore' 1 The Bungalow, Driffield Road, Kilham, YO25 4SW

A modest looking bungalow which provides a larger range of accommodation than it may first appear in a non-estate setting forming part of the popular village of Kilham. Set back from the road, the bungalow offers a front facing forecourt which could be used for parking, if required, in addition to the side drive and single garage.

The internal living space features a front facing lounge, modern kitchen and shower room plus two bedrooms. The property is in excellent condition throughout. To the rear is an enclosed area of garden.

KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs. Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.



Lounge



Breakfast Kitchen



Breakfast Kitchen



Wet Room

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

10' 9" x 3' 5" (3.28m x 1.06m)

With further access into principal accommodation.

LOUNGE

12' 8" x 10' 9" (3.87m x 3.28m)

With feature chimney breast having built-in shelving either side and inset niche for an electric type fire. Front facing window with leaded lights and wall hung electric heater.

Door leading into:

BREAKFAST KITCHEN

14' 2" x 9' 1" (4.34m x 2.78m)

With built-in storage cupboard plus additional cupboard which houses the hot water cylinder. Fitted along two walls with a range of modern kitchen units featuring base and drawer units topped with wood block effect worktop. Wall mounted cupboards to match and integrated appliances including an electric oven plus electric hob with extractor over and inset sink with single drainer. Space and plumbing for automatic

washing machine and space for a refrigerator.

Space for a small breakfast table and door leading to the exterior.

BEDROOM 1

12' 0" x 9' 9" (3.68m x 2.99m)

With rear facing window and wall mounted electric heater.

BEDROOM 2

11' 11" x 7' 5" (3.65m x 2.27m)

With front facing window and electric heater.

WET ROOM

6' 6" x 6' 4" (1.99m x 1.94m)

With electric shower, half pedestal wash hand basin and low level WC. Drainage directly to the floor and fully tiled walls.

OUTSIDE

The property stands back from the road behind its own front forecourt which provides the potential for parking of multiple vehicles. This forecourt is currently partially paved and partially gravelled. There is a gravelled drive which leads to a single garage [6.13m x 2.87m]. The garage has an up and over door plus electric power and lighting connected. To the rear of the



Bedroom 1

property is a predominantly gravelled garden interspersed with areas of paving.

HEATING

Provided by individual electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage. Gas is available in the village. We are unsure if gas is connected to the bungalow.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING

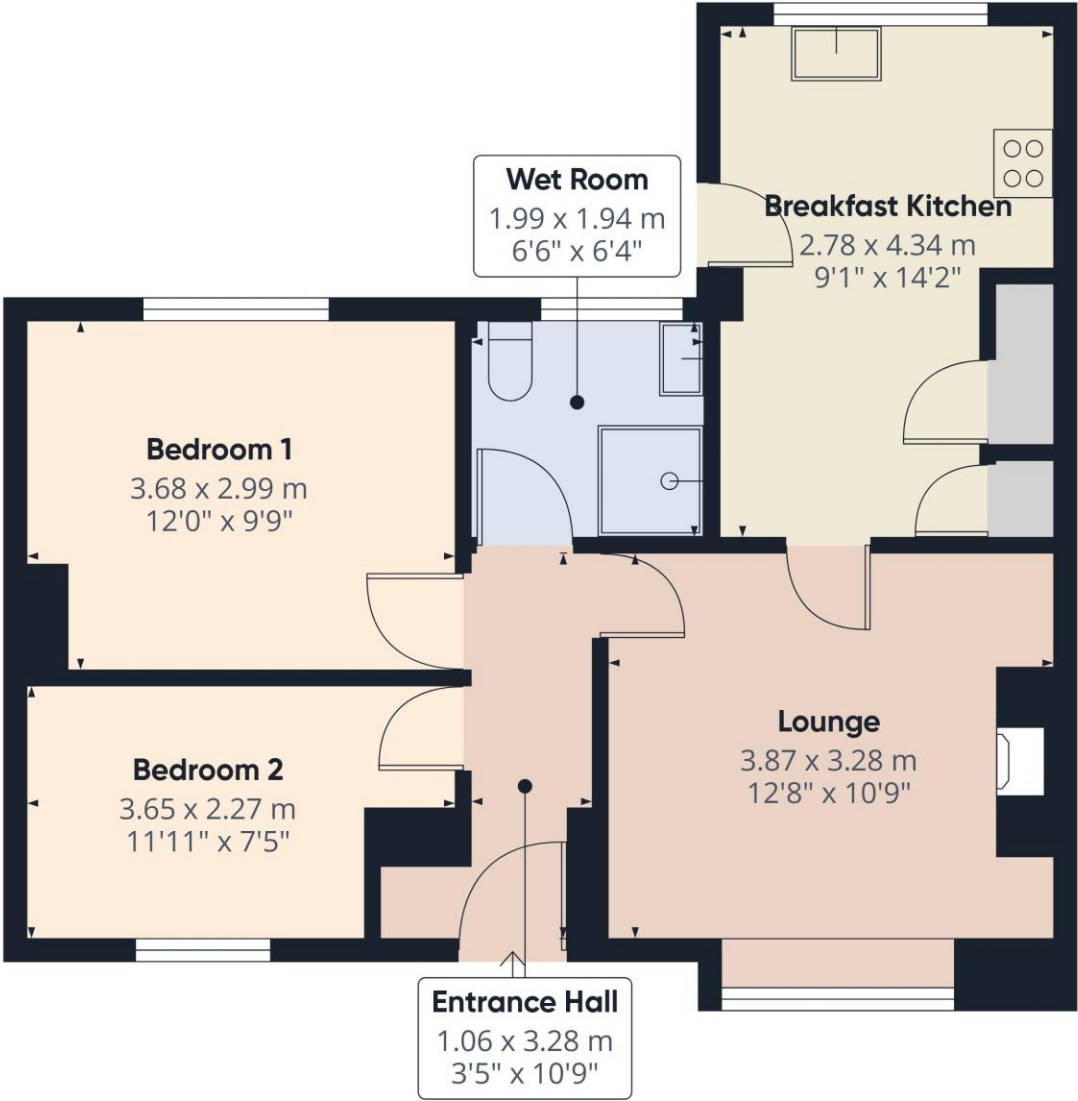
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

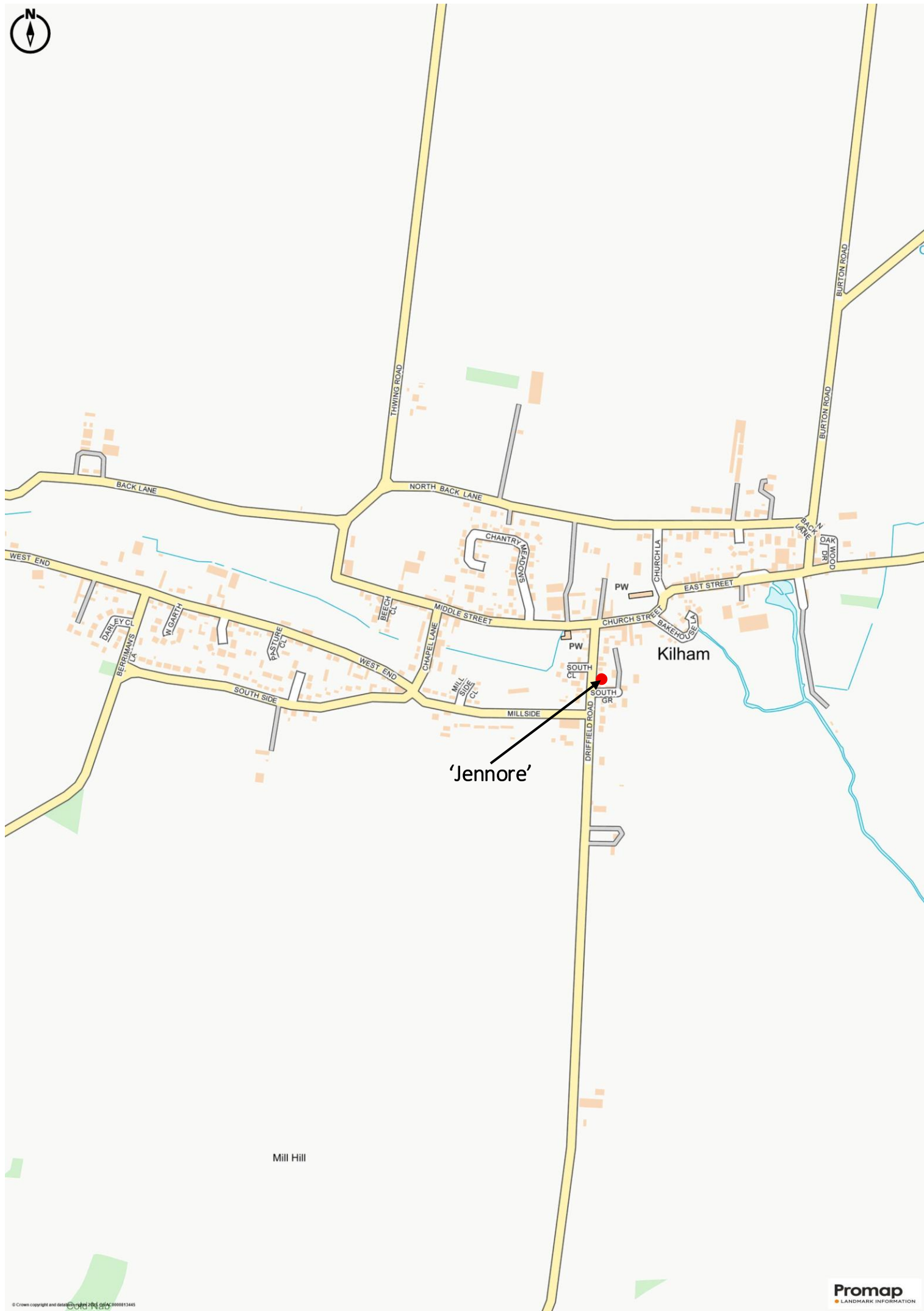


Bedroom 2

The digitally calculated floor area is 51 sq m (548 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



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