

‘Briar Dene’
14 Millside Close
Kilham, YO25 4SF

ASKING PRICE OF

£220,000 – NO ONWARD CHAIN

2 Bedroom Detached Bungalow

Est. 1891
Ullyotts
Estate Agents

01377 253456



Conservatory

2 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

‘Briar Dene’ 14 Millside Close, Kilham, YO25 4SF

This is an established detached bungalow set within a quiet cul-de-sac of only a handful of other properties. It is located at the head of the development and, given its location bordering adjacent farmland, offers open views to the rear.

The bungalow offers two bedroom accommodation though, the most recent owner has utilised one of the bedrooms as an additional reception room which benefits from its own conservatory leading off.

The main living room is front facing and the kitchen features an integrated double oven plus gas hob with extractor. There is a side drive leading to a single garage.

In summary, this is a well priced bungalow in good condition throughout - ready to make a lovely home for the owner!

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



Kitchen



Bedroom 1



Bedroom 2

Accommodation

FRONT ENTRANCE
Leading into:

ENTRANCE HALL
With built-in storage cupboard. Coved ceiling. Radiator.

LOUNGE
14' 8" x 10' 8" (4.49m x 3.26m)
With front facing bow window and traditional style fire surround with electric fire in situ. Coved ceiling. Radiator.

INNER HALLWAY

KITCHEN
9' 11" x 7' 9" (3.04m x 2.38m)
With fitted range of modern units including base and drawer units plus separate drawer units having worktops over. Wall mounted cupboards to match and integrated appliances including electric double oven plus four ring gas hob with extractor over.

Inset one and a half bowl stainless steel sink with mixer tap and adjacent window. Space and plumbing for automatic washing machine and space for a refrigerator.

BEDROOM 1
10' 8" x 10' 2" (3.27m x 3.10m)
With rear facing window and built-in storage cupboard housing the gas fired boiler. Radiator.

BEDROOM 2
9' 11" x 8' 11" (3.03m x 2.72m)
Coved ceiling. Radiator.

Rear facing patio doors leading into:

CONSERVATORY
7' 9" x 7' 0" (2.37m x 2.14m)
Offering views over the garden and beyond across to farmland, the garden itself comprising a paved patio immediately adjacent to the property and giving way to an area of lawn with side borders.

OUTSIDE
The property is set back from the road behind its own front garden.

There is a side drive which leads to a single detached garage with personal door to the side.



Bathroom



Garden

CENTRAL HEATING
Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
Sealed unit double glazing throughout.

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

SERVICES
All mains services are available at the property.

COUNCIL TAX
Band C.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

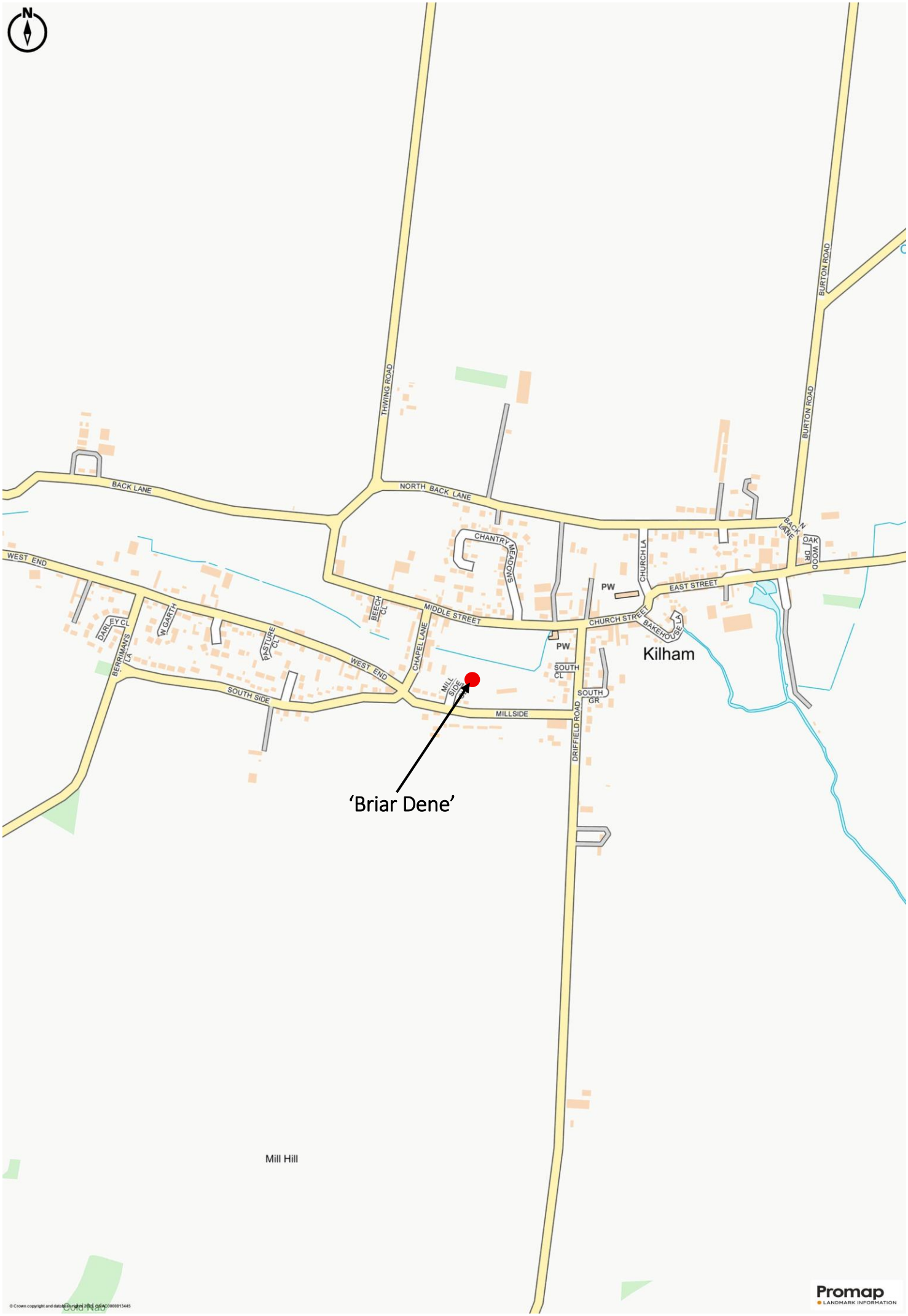
NOTE
Heating systems and other services have not been checked.
All measurements are provided for guidance only.
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered 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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 57 sq m (609 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




N
THWING ROAD
BURTON ROAD
BACK LANE
NORTH BACK LANE
CHANTRY MEADOWS
CHURCH LA
BACK LANE
OAK TREE DR
WEST END
PW
EAST STREET
BEECH CL
MIDDLE STREET
CHURCH STREET
BAKEHOUSE LA
Kilham
DARLEY CL
W GARTH
PASTURE CL
BERRIMANS LA
CHAPEL LANE
PW
SOUTH CL
WEST END
MILL SIDE
SOUTH GR
SOUTH SIDE
MILLSIDE
DRIFFIELD ROAD
'Briar Dene'
Mill Hill
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LANDMARK INFORMATION

Est. 1891

Ullyotts

Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk

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