



28 School Lane  
Kilnwick

YO25 9JE

ASKING PRICE OF

**£315,000**

**3 Bedroom Detached House**



Garden



3



2



1



Off Road  
Parking/large  
garage



Oil Central Heating

## 28 School Lane, Kilnwick, YO25 9JE

**Forming part of a sought after and picturesque village conveniently situated between Beverley and Driffield, this is a substantial detached house which provides generously proportioned accommodation which by far exceeds expectations.**

Indeed, with in excess of over 1400sq ft of living space, this home is much larger than many of its four bedroomed counterparts. The result is a relaxed living space, not only in the main rooms but also, and most notably, in the Entrance Hall and landing.

The property is located on the outskirts of the village on an end plot with generous parking, not only on the block paved drive but also within the attached garage.

**THE EDGE OF VILLAGE LOCATION ALSO ENSURES THAT THERE ARE VIEWS OVER ADJACENT OPEN COUNTRYSIDE TO THE FRONT AND SIDE AS WELL AS GENEROUSLY PROPORTIONED GARDENS!**

### NEARBY MARKET TOWN OF DRIFFIELD

The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Dining Room



Kitchen



Lounge

## Accommodation

### ENTRANCE HALL

13' 8" x 11' 2" (4.19m x 3.41m)

A rather generous entrance to the property, which could be used as a room in its own right. Radiator.

Staircase leading off to the first floor.

### CLOAKROOM/WC

4' 10" x 3' 10" (1.48m x 1.17m)

With low level WC and bracket wash hand basin.

### DINING ROOM

11' 3" x 9' 10" (3.43m x 3.00m)

With rear facing window. Radiator.

### KITCHEN

14' 3" x 8' 2" (4.35m x 2.51m)

Fitted with a range of modern kitchen units featuring Shaker style doors including base and drawer units with a wood block effect worktop over and wall mounted cupboards to match. Inset sink with single drainer and space and plumbing for a dishwasher and washing machine plus electric hob and electric double oven. Personal door leading into the garage. Double panelled radiator.

### LOUNGE

24' 1" x 13' 9" (7.36m x 4.20m)

An especially large room with front and side windows, well lit with natural light. Radiators.

Access into:

### OFFICE

12' 4" x 9' 5" (3.76m x 2.89m)

With side door and double panelled radiator. Exposed brickwork wall and side window onto the rear garden.

### FIRST FLOOR LANDING

11' 2" x 7' 6" (3.42m x 2.30m)

With side window, the landing itself is a particularly spacious area.

### BEDROOM 1

14' 0" x 13' 10" (4.29m x 4.24m)

Front and side windows with built-in wardrobes and cupboards. Radiator.

### BEDROOM 2

13' 10" x 10' 0" (4.23m x 3.05m)

With rear and side windows plus built-in wardrobes. Radiator.



Lounge



Office



Bedroom 1



Bedroom 1

### BEDROOM 3

11' 3" x 8' 11" (3.45m x 2.72m)

A large spacious room (double) with front facing window. Radiator.

### BATHROOM

11' 3" x 6' 10" (3.45m x 2.10m)

With rear facing window and suite comprising panelled bath, low level WC and pedestal wash hand basin plus bidet and shower enclosure. Double panelled radiator.

### OUTSIDE

The property stands back from the road behind a good-sized expanse of front garden made private by a mature hedge. The garden extends to the side and is predominantly lawned, again hedged and also featuring various mature shrub and planted beds. There is also an ornamental pond.

The drive is block paved and provides vehicle access and leads to the double garage.

### CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from 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.

### COUNCIL TAX

Band D.

### ENERGY PERFORMANCE CERTIFICATE

Rating F.

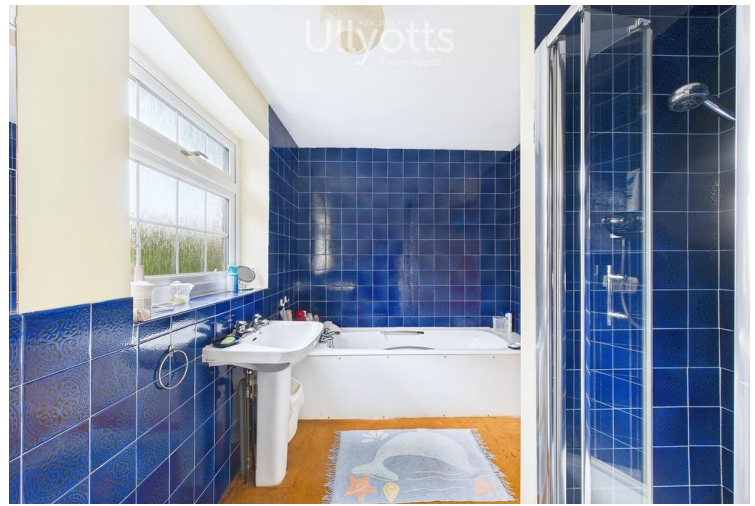
### NOTE

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.



Bedroom 2



Bathroom

Floor plans are for illustrative purposes only.

**VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

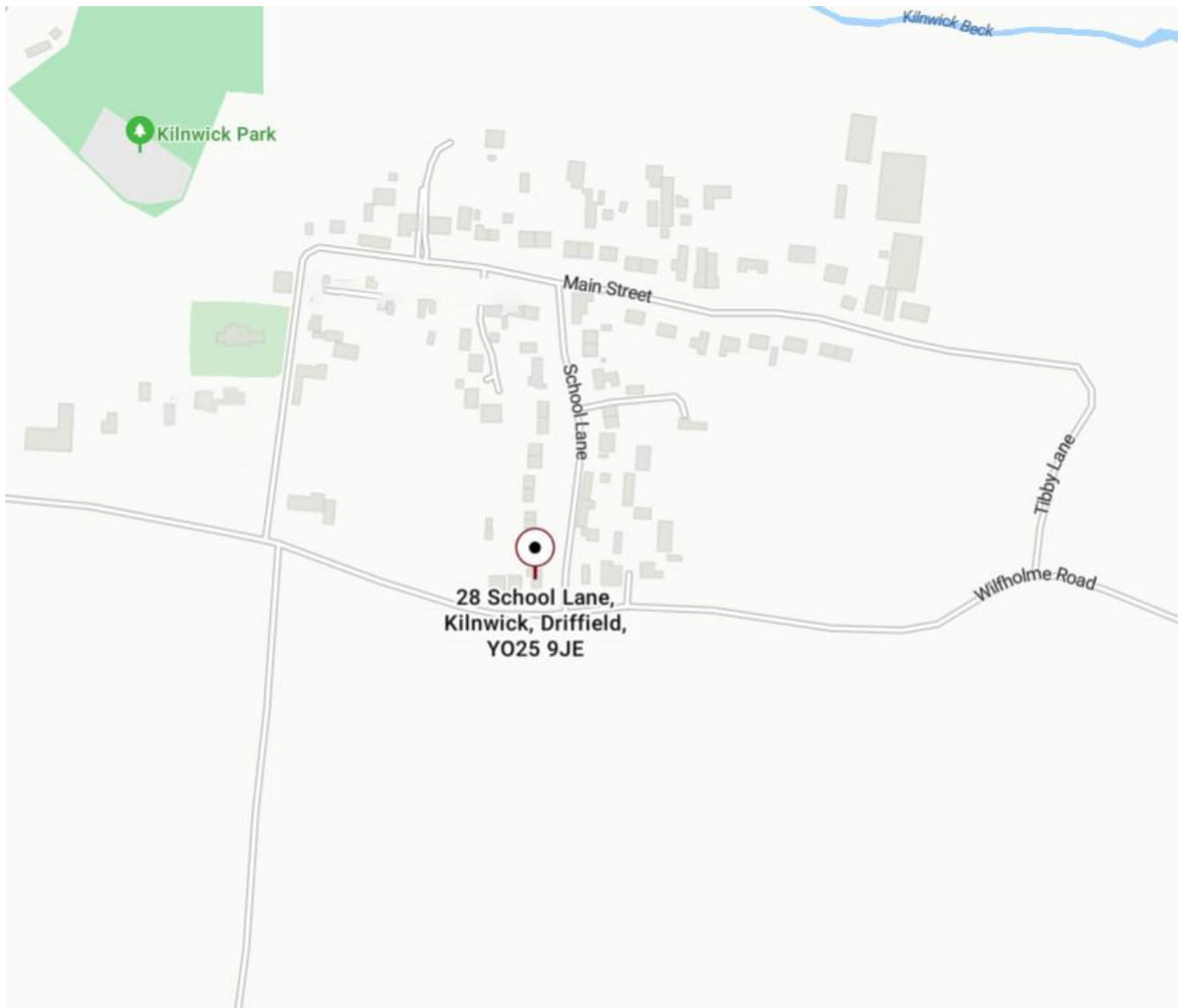
Regulated by RICS



Bathroom

The digitally calculated floor area is 160 sq m (1,718 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Kilwick Park

Kilwick Beck

Main Street

School Lane

Tibby Lane

Wilholme Road

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Kilwick, Driffield,  
YO25 9JE

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