



**Westholme, Kelk, Driffield, YO25 8HL**

**Price Guide £250,000**



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Welcome to the village of Kelk, Driffield, this house presents a remarkable opportunity for those seeking a renovation project with immense potential.

The property boasts two spacious reception rooms and four well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The house is set on a generous plot of 2.3 acres, which includes a paddock, offering a unique chance to embrace rural living while enjoying the beauty of the surrounding wildlife. The expansive outdoor space provides ample room for gardening, recreational activities, or even the possibility of keeping animals, catering to a variety of lifestyle choices.

The location is particularly appealing, situated just eight miles from Driffield and nine miles from the coastal town of Bridlington. Both towns offer a range of facilities, including shops, schools, and leisure activities, making this property a perfect blend of countryside tranquillity and accessibility to amenities.

This house is not just a home; it is a canvas awaiting your personal touch. With its full renovation potential, you can transform this property into your dream residence, tailored to your tastes and needs. Whether you are looking to create a peaceful retreat or a family home, this property in Kelk is a rare find.

#### **Entrance:**

Door into spacious inner hall, understairs storage cupboard.

#### **Lounge:**

15'3" x 12'9" (4.67m x 3.90m)

A front facing room, open fire with tiled surround and timber framed bay window.

#### **Dining room:**

15'5" x 11'11" (4.72m x 3.64m)

A front facing room, open fire with tiled surround, timber framed bay window, built in storage cupboard and drawers.

#### **Kitchen:**

13'8" x 10'2" (4.17m x 3.10m)

Fitted with a range of base and wall units, stainless steel sink unit, timber framed window and door onto the garden.

#### **Store:**

Timber framed window.

#### **First floor:**

A spacious landing, timber framed window.

#### **Bedroom:**

13'0" x 12'10" (3.97m x 3.92m)

A front facing double room, built in storage cupboard housing hot water store and timber framed window.

#### **Bedroom:**

13'0" x 12'9" (3.97m x 3.90m)

A front facing double room, timber framed window.

#### **Bedroom:**

13'6" x 10'2" (4.14m x 3.10m)

A rear facing double room, timber framed window.

#### **Bedroom:**

10'8" x 10'2" (3.26m x 3.10m)

A rear facing double room, timber framed window.

**Bathroom:**

13'6" x 10'2" (4.14m x 3.10m)

Comprises bath, wc, wash hand basin, part wall tiled and timber framed window.

**Exterior:**

There are various outbuildings.

The property sits on a approx 2.3 acres.

To the front of the property is a garden with lawn and borders of hedges.

To the side elevation is a private driveway with ample parking.

To the rear of the property is a wooded area leading to the paddock.

**Notes:**

Council tax band: D

There is a flying freehold over the side passage which belongs to Westholme.

A pre-application has been made to East Riding of Yorkshire Council for the conversion of the attached outbuilding into two dwellings.

'The application to sub divide the existing property could

be acceptable in principle subject to all other material planning considerations'. - ERYC

**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



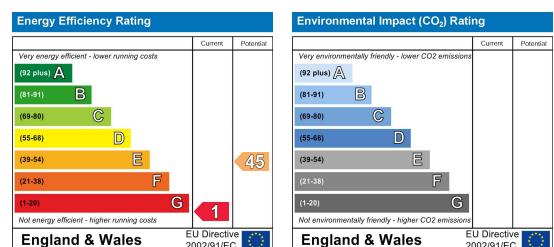
## Floor Plan



## 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.



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