



'East House'  
North Back Lane  
Kilham, YO25 4SD

ASKING PRICE OF

**£595,000**

**4 Bedroom Detached House**



Garden



Double  
Garage



Gas Central Heating

## 'East House' North Back Lane, Kilham, YO25 4SD

**AN OUTSTANDING ELEGANT EXECUTIVE HOME** individually designed and built using reclaimed bricks set on the outer fringe of the delightful village of Kilham.

Setting itself apart from many of its contemporaries with a large southerly facing rear garden along with generous parking to the front, including double garage, and additional space suitable for a caravan/motorhome etc., this really is a rare opportunity to purchase such a quality home in a truly delightful setting.

Constructed during 2002, the accommodation is extensive including three reception rooms and four bedrooms (2 en-suites) and is further enhanced by the addition of a rear facing conservatory along with modern conveniences such as Solar PV system which will benefit from a proportion of the remaining generation contract.

A stunning reception hall greets you upon entry to the property and a farmhouse style kitchen providing ample space for a breakfast table rounds off the principal ground floor accommodation.

On the first floor is a feature galleried landing plus four bedrooms (2 en-suites), some having fitted furniture whilst externally, the house fails to disappoint with a large established south facing garden featuring a summerhouse.

### KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffild, 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.



Reception Hall



Lounge



Kitchen



Kitchen

## Accommodation

### RECEPTION HALL

18' 9" x 10' 2" (5.72m x 3.11m)

A real feature of the property with open staircase leading off to the first floor and solid wood flooring. Coved ceiling, wall lighting, timber skirting boards and architrave with four panel solid pine doors leading off to principal rooms and multi-paneled doors leading into the main lounge. Radiator.

### CLOAKROOM/WC

8' 9" x 6' 1" (2.69m x 1.86m)

With low level WC and pedestal wash hand basin. Solid wood flooring and inset spotlights. Radiator.

### STUDY

9' 4" x 12' 2" (2.86m x 3.73m)

With front facing window and solid wood flooring and matching skirting board. Radiator.

### LOUNGE

17' 10" x 12' 11" (5.45m x 3.94m)

A true feature of the house having a brick Inglenook fireplace and wood burning stove in situ and windows either side offering attractive views over the garden. Additional side window into the conservatory. Solid wood flooring, wall light points and double panelled radiator.

### DINING ROOM

14' 0" x 12' 1" (4.27m x 3.70m)

With solid wood flooring, matching skirting board and architrave plus decorative ceiling cornice and side window onto the drive. Double panelled radiators.

Double doors leading into:

### KITCHEN

18' 9" x 11' 1" (5.74m x 3.40m)

With ceramic tiled floor being fitted with a bespoke range of quality kitchen units including base cupboards with drawers and a granite worktop over. Wall mounted cupboards to match including display cupboards, shelving etc. Integrated fridge and dishwasher. Fitted with a gas fired Aga with extractor over. Belfast style sink and rear facing window. Inset ceiling spotlights and double panelled radiator.

Door leading into:

### UTILITY ROOM

10' 10" x 5' 1" (3.32m x 1.57m)

With a similar range of kitchen units and worktop, space and plumbing for automatic washing machine and tumble dryer, space and provision for a fridge/freezer. Personal door leading into the garage.



Utility Room



Dining Room



Study



Conservatory

**CONSERVATORY** 12' 2" x 11' 11" (3.72m x 3.65m)

With an argon filled, heat reflective glass roof and flagged flooring offering delightful views across the garden.

**FIRST FLOOR GALLERIED LANDING** 18' 8" x 10' 2" (5.71m x 3.11m)

As with the reception hall, this is a real show stopper with windows to the front and rear, cast iron radiator and solid wood skirting boards. Wall light points.

**BEDROOM 1** 13' 10" x 12' 10" (4.23m x 3.93m)

With windows to the east and south elevations. Exposed beams to the ceiling. Good sized walk-in wardrobe with four hanging rails and storage. Radiator.

**EN-SUITE** 7' 5" x 5' 9" (2.27m x 1.76m)

With Quadrant style shower enclosure, pedestal wash hand basin and low level WC. Heated towel radiator.

**BEDROOM 2**

13' 11" x 12' 3" (4.25m x 3.73m)

With two front facing windows over the garden. Exposed polished timber skirting boards and flooring. Radiator.

**EN-SUITE** 7' 9" x 6' 4" (2.38m x 1.93m)

With low level WC and panelled bath with a shower attachment from the taps with the bath area being fully tiled. Pedestal wash hand basin with splashback tiling. Heated towel style radiator and split level exposed timber flooring.

**BEDROOM 3** 11' 10" x 9' 0" (3.63m x 2.76m)

With window to the south elevation. Treble fitted wardrobes, wooden skirting boards and architrave. Double panelled radiator.

**BEDROOM 4** 12' 8" x 10' 3" (3.88m x 3.12m)

With front facing window, exposed timber flooring and skirting boards. Radiator.

**BATHROOM** 9' 3" x 8' 0" (2.82m x 2.44m)

With split-level flooring, having a feature free-standing bath with claw feet and separate hot and cold centrally situated tap. Plumbed-in shower over with curtained rail, low level WC and pedestal wash hand basin. Heated towel style radiator and inset ceiling spotlights.

**OUTSIDE**

The property is situated on a good sized plot with plenty of parking to the front. There is a gravelled forecourt and a mature garden on the front boundary which shields the property subtly from North Back Lane which is itself a very quiet lane.

The gravelled drive leads to a double garage with twin doors.

Electric power and lighting connected. There is also a useful mezzanine within the garage. Adjacent to the garage is a useful



Cloaks/WC



Landing



Bedroom 1

additional car parking space suitable for caravan/motorhome/trailer etc.

To the rear of the property is a most attractive enclosed area of garden which enjoys a delightful sunny aspect. Immediately adjacent to the house is a patio area with planted beds. This gives way to a shaped area of lawn, again with established planted beds containing various mature shrubs and trees making this area a truly delightful oasis. There is also a useful summerhouse with two electric sockets.

#### CENTRAL HEATING

Gas fired central heating to radiators. The recently replaced boiler and pressurised cylinder 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

Mains water and electricity with septic tank for all waste water.



En-suite

#### COUNCIL TAX

Band F.

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'. Further information may be available upon request.

#### 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



En-suite



Bedroom 3



Bedroom 4



Bathroom



Summerhouse



Garden

The digitally calculated floor area is 246 sq m (2,650 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

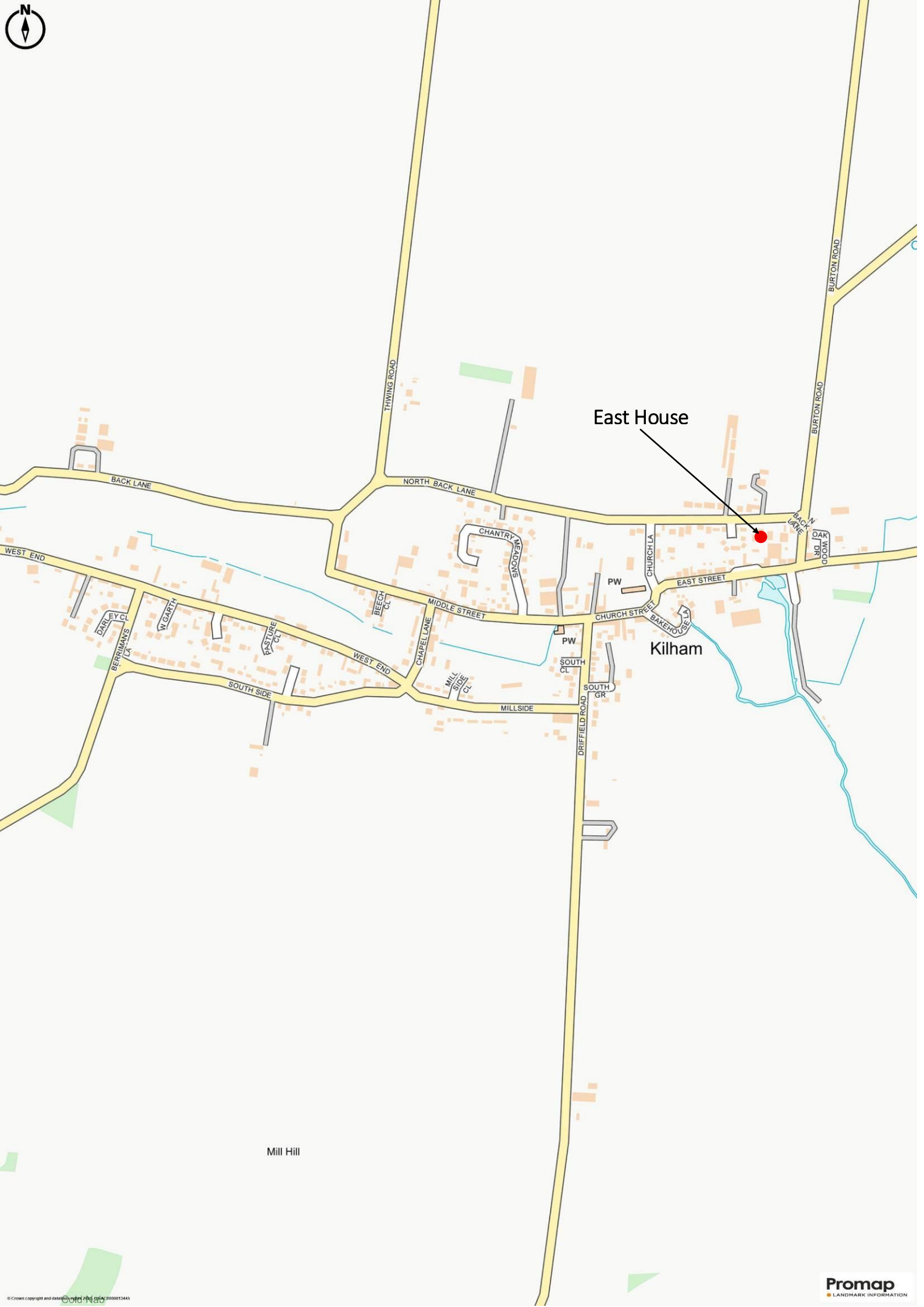




Rear Elevation



Generous parking and additional space suitable for a caravan/motorhome etc



East House

Kilham

Mill Hill

# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

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**Ulllyotts**  
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](http://www.ullyotts.co.uk)



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