



'Bramble Cottage'  
West End  
Kilham, YO25 4RR

ASKING PRICE OF

**£180,000**

**2 Bedroom End Terraced House**



Kitchen



2



1



1



Off Road

Allocated Parking



Gas Central Heating

## West End, Kilham, YO25 4RR

**A genuine change of circumstances forces a reluctant sale of this much loved end of terrace modern home. Having been lovingly updated by the vendors within very recent years, the property represents an excellent opportunity for the new purchaser to acquire what is a delightful home in a semi-rural setting in a ready to move in condition.**

Benefitting from renewed kitchen and bathrooms along with a fully re-decorated interior and new floor coverings, this is a home which is not only low maintenance internally, the gravelled rear garden/yard also keeps down work externally whilst allowing the potential to develop this further.

Externally, there is allocated parking to the rear with plenty of on-street parking to the front, in addition, on what is a very quiet road.

### 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.



Entrance Hall



Lounge



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

10' 11" x 4' 1" (3.34m x 1.26m)

With staircase leading off having a spindled banister. Coved ceiling. Radiator.

Colonial six panelled doors leading into the rooms themselves.

### KITCHEN

10' 10" x 9' 9" (3.32m x 2.98m)

Fitted along three walls with a modern range of kitchen units including base and wall mounted cupboards finished with Shaker style doors and complimentary handles. Coordinating worktop above the base cupboards and integrated appliances including electric oven and grill plus four ring gas hob with extractor over, integrated dishwasher and integrated fridge freezer. Provision for an automatic washing machine (can be integrated), inset stainless steel sink with single drainer. Coved ceiling.

### LOUNGE

14' 5" x 12' 9" (4.40m x 3.89m)

With wood effect flooring and feature fire surround housing a gas living flame fire. Coved ceiling. French doors onto the rear garden with additional window to the same elevation. Coved ceiling. Radiator.

### FIRST FLOOR LANDING

With built-in storage cupboard.

### BEDROOM 1

14' 4" x 10' 11" (4.39m x 3.33m)

A very generously proportioned room with dual front facing windows and wood effect flooring. Radiator.

### BEDROOM 2

12' 10" x 7' 6" (3.92m x 2.29m)

With rear facing window and wood effect flooring. Radiator.

### SHOWER ROOM

6' 8" x 6' 3" (2.05m x 1.93m)

With modern suite comprising shower enclosure with sliding doors and mains plumbed-in shower, vanity wash hand basin and low level WC. Chrome heated towel radiator.

### OUTSIDE

The property is lightly elevated from the road, accessed via several steps with front railing.

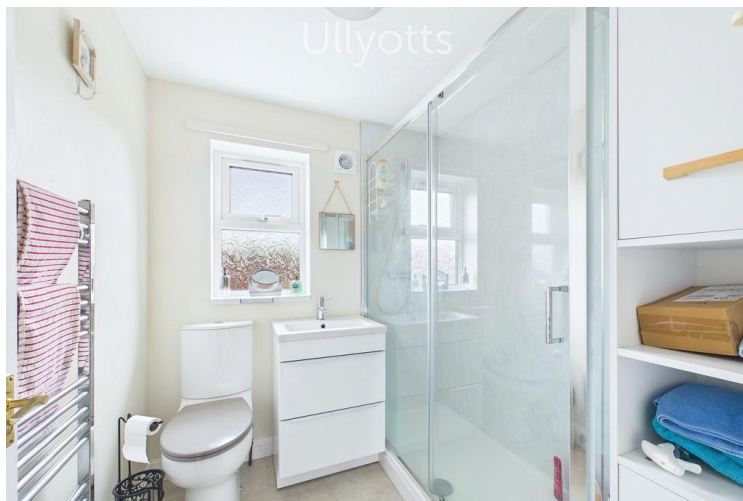
To the rear of the property is an enclosed area of gravelled garden, the garden also featuring a timber shed. There is



Bedroom 1



Bedroom 2



Shower Room



Garden

vehicle access to the rear of the property where there is allocated car parking.

#### **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 B.

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating C.

#### **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.

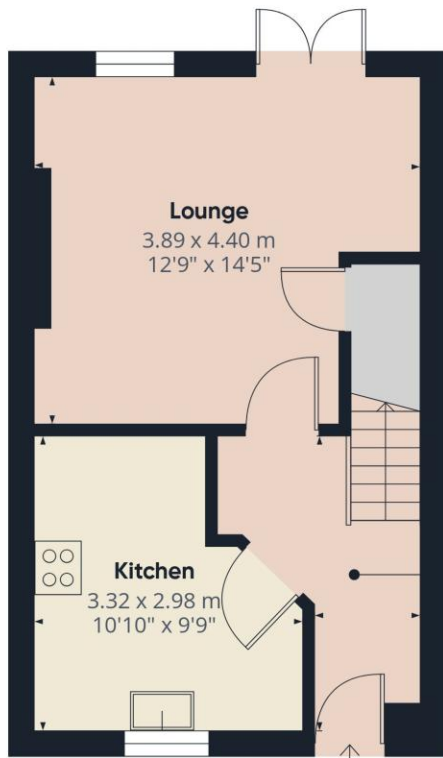
Floor plans are for illustrative purposes only.

#### **VIEWING**

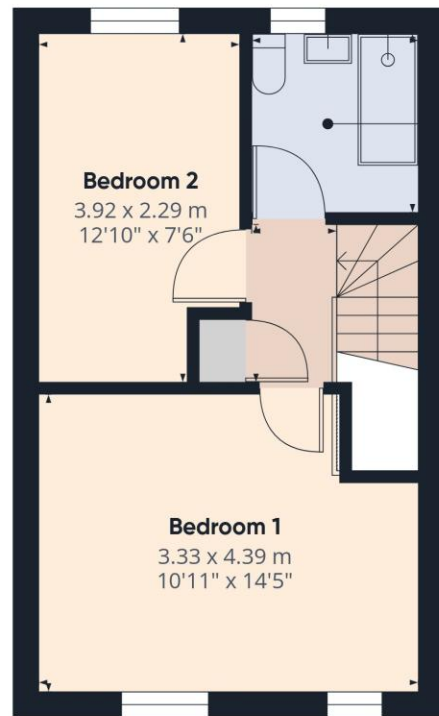
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 60 sq m (642 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





Bramble Cottage

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! ”*

▪ 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](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

