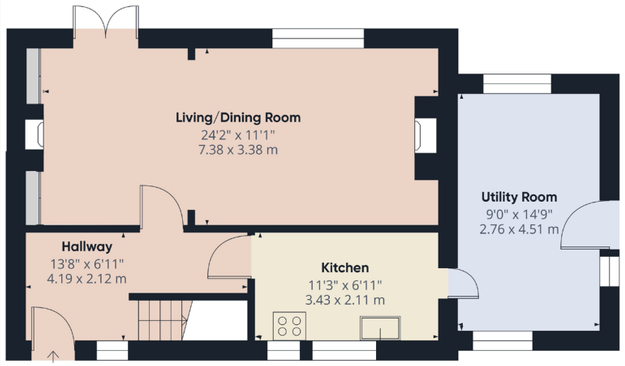


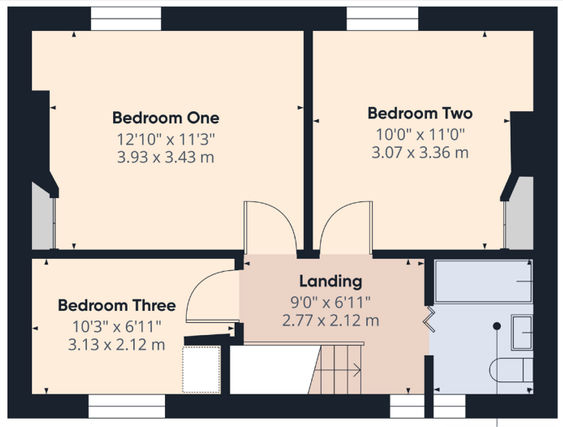
Approximate total area(1)
580 ft²
53.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor



Approximate total area(1)
425 ft²
39.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1







SERVICES
Understood to be connected to main. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Asking Price £242,500

14 Millside, Kilham, YO25 4SR





56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



14 Millside,
Kilham, YO25 4SR

An individual and charming three-bedroom semi-detached property offering generous accommodation and ample space both inside and out. 14 Millside is situated in a sought-after village location, the property boasts a large rear garden with attractive countryside views, creating a fantastic setting for enjoying the surrounding landscape. With significant outdoor space and scope for further development (subject to planning permissions) this property presents an exciting opportunity for a wide variety of potential buyers looking to create their ideal home. Properties of this nature are rarely available, and viewings are highly recommended to fully appreciate the character, space and potential this unique home has to offer.

The property briefly comprises:- entrance hall, open plan lounge/dining area, kitchen, utility room, first floor landing, three bedrooms and family bathroom, large rear garden and ample off street parking to the front.

LOCATION

Kilham is nestled in the heart of the Wolds and boasts a range of local amenities including a garage/village shop, a public house and a primary school. Kilham lies just 6 miles from Driffield and 8 Miles from Bridlington.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 13'8 (4.19m) x 6'11 (2.12m)
Door and window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE/DINING ROOM- 24'2 (7.38m) x 11'1 (3.38m)
A beautifully presented open plan lounge/dining area which benefits from French doors and window leading out to the garden, coving, built in storage cupboards, log burning stove with brick surround, stone hearth and mantle piece, fitted carpets, radiator, TV point and power points.

KITCHEN- 11'3 (3.43m) x 6'11 (2.11m)
Door to the side aspect leading into the utility room, window to the front aspect, wall mounted gas boiler, tiled splash back, a range of base units with oak worktop, one and a half ceramic sink, space for fridge/freezer, plumbing for dishwasher or washing machine, electric oven and hob, vinyl flooring, radiator and power points.

UTILITY ROOM- 9'0 (2.76m) x 14'9 (4.51m)
A versatile space with door to the side aspect, window to the front, rear and side as well as velux window to the rear, built in cupboards for storage, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 9'0 (2.77m) x 6'11 (2.12m)
Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 12'10 (3.93m) x 11'3 (3.43m)
Double bedroom with window to the rear aspect, coving, cast iron fireplace surround, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 10'0 (3.07m) x 11'0 (3.36m)
Double bedroom with window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 10'3 (3.13m) x 6'11 (2.12m)
Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 5'4 (1.64m) x 6'11 (2.13m)
New renovated bathroom with opaque window to the front aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with overhead shower, vinyl flooring, heated towel rail and extractor fan.

GARDEN
A stunning South facing garden which is a fantastic size and is mainly laid with lawn, large stoned area to the rear which is ideal for seating and enjoying the countryside views, planted flowers and shrubs with raised beds, garden shed, green house, timber fencing and gated side access. There is also a large front garden which is also laid with lawn and planted shrubs.

PARKING
Ample off street parking for multiple cars.



