



Verona Cottage
West End
Kilham, YO25 4RR

ASKING PRICE OF

£240,000

3 Bedroom End Terrace Cottage



Rear Elevation



3



3



1



On Road
Parking



Gas Central Heating

Verona Cottage, West End, Kilham, YO25 4RR

A cottage property full of character located on the outskirts of the popular village of Kilham. Indeed, the location is excellent if you are looking for a quiet setting with minimal road traffic. The garden has a sunny rear aspect and includes a workshop.

The cottage provides many character features and includes three reception rooms as well as three bedrooms on the first floor. It is in excellent overall condition, however, provides the new owner scope to create a lovely home to their own specification.

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.



Sitting Room



Sitting Room



Kitchen



Kitchen

Accommodation

MAIN ENTRANCE

Into:

LOBBY

3' 3" x 2' 7" (1.00m x 0.81m)

With a further internal door leading into:

HALL

This is open plan into:

SITTING ROOM

12' 1" x 8' 3" (3.69m x 2.53m)

Plenty of character wood features plus fitted dado rail and beamed ceiling. Low level cupboards. Radiator.

Doorway leading into:

KITCHEN

12' 7" x 8' 3" (3.84m x 2.53m)

With rear facing window plus personal door onto the garden and being fitted with a range of traditionally styled kitchen units including base cupboards with worktops over and wall mounted cupboards to match. Matching drawers and coordinating worktops. Inset stainless steel sink with base

cupboard beneath and electric oven with electric hob and extractor above. Staircase leading off to the first floor and ceramic tiled floor.

DINING ROOM

11' 2" x 8' 5" (3.42m x 2.57m)

With door leading out onto the rear garden/patio. Timber features and characterful inset fireplace currently housing an electric fire.

LOUNGE

12' 7" x 12' 1" (3.86m x 3.69m)

With characterful brick built fireplace with timber over mantel housing a solid fuel stove/room heater. Exposed timber work and front facing window. Radiator.

FIRST FLOOR LANDING

With built-in cupboard over the stairwell.

BEDROOM 1

12' 3" x 10' 11" (3.75m x 3.34m)

With front facing window and wall light points. Radiator.



Dining Room



Lounge



Bedroom 1



Bedroom 2

BEDROOM 2

12' 7" x 12' 0" (3.84m x 3.68m)

With front facing window and built-in storage cupboard housing the boiler. Wall light points.

BEDROOM 3

12' 7" x 8' 6" (3.86m x 2.60m)

With rear facing window and semi-sloped ceiling. Radiator.

BATHROOM

12' 7" x 5' 5" (3.84m x 1.66m)

With rear facing obscured glass window and suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator.

Separate shower enclosure having an electric shower.

OUTSIDE

The property is built slightly elevated from the roadside behind a gravelled front forecourt garden. To the rear of the property is an enclosed area of garden which is mainly a patio style garden with various raised beds. In addition, there is a enclosed patio adjacent to a brick built outbuilding/workshop.

There is a pedestrian right of way in favour of this property across the rear of the neighbouring property.

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 D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Bedroom 3



Bathroom



Garden



Enclosed patio

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS



Outbuilding/Workshop

The digitally calculated floor area is 91 sq m (980 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1





Verona Cottage

Kilham

Mill Hill

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