



**Asking Price
£375,000**

**Bay House, Main Street,
Kelk, YO25 8HL**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E	44 E	
21-38	F		
1-20	G		

SERVICES
LPG gas which has currently been condemned but is getting replaced. Mains water and electric with drainage to a septic tank.

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 'C'.

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.





Bay House, Main Street, Kelk, YO25 8HL

An excellent opportunity to buy a family home which is offered to the market with no onward chain. Bay House boasts four good size bedrooms with the added benefit of three reception rooms to the ground floor. Spacious throughout with a floor space exceeding 1900 sq feet, the countryside views to the front and rear aspect are a huge benefit and offering a blank canvas with scope to modernise and upgrade throughout to the buyers taste.

The property briefly comprises:- entrance hall, study, lounge, dining room, kitchen/breakfast area, rear entrance leading to a utility room and WC, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom rear garden, double garage and ample off street parking.

LOCATION

Kelk is situated between Foston on the Wolds and Lowthorpe to the East of the Market Town of Driffield. The village itself is linear and very peaceful with very few passing vehicles which is one of the reasons so many residents have lived there for many years. Driffield is just over 8 miles away and the East coast resort town of Bridlington is just over 10 miles away.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 11'5 (3.50m) x 9'5 (2.88m)

Door and window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, tiled flooring, radiator and power points.

STUDY/OFFICE- 11'5 (3.49m) x 10'2 (3.10m)

A great size reception area which would be perfect as a home office with bay window over looking the countryside views, coving, radiator, TV point and power points.

LOUNGE- 16'6 (5.04m) x 13'3 (4.05m)

Well proportioned living space with bay window to the front aspect, additional window to the side, coving, fireplace with brick surround, radiator, TV point and power points. French doors leading to:

DINING ROOM- 18'6 (5.66m) x 12'5 (3.79m)

Formal dining space with French doors and Velux windows to the rear aspect, coving, radiator and power points.

KITCHEN/BREAKFAST AREA- 18'6 (5.65m) x 14'8 (4.48m)

Window and velux window to the rear aspect, handmade solid wood contrasting coloured kitchen with a range of wall and base units and breakfast island, double Belfast inset sink, space for American style fridge/freezer, integrated dishwasher, Rangemaster style oven with electric hob and tiled splash back, extractor hood, tiled flooring, radiator and power points.

REAR ENTRANCE- 4'7 (1.42m) x 4'10 (1.50m)

Door to the side aspect, tiled flooring and power point.

UTILITY ROOM- 6'3 (1.91m) x 6'11 (2.11m)

Window to the rear aspect, wall mounted boiler, tiled splash back, a range of base units with floor to ceiling cupboard, integrated Belfast sink, plumbing for washing machine, tiled flooring, radiator and power points.

WC- 4'7 (1.41m) x 4'11 (1.51m)

Opaque window to the side aspect, low flush WC, sink with pedestal and tiled splash back, tiled flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 14'10 (4.54m) x 9'5 (2.87m)

Window to the front aspect, coving, built in storage

cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 14'6 (4.43m) x 13'2 (4.02m)

Window to the front aspect, free standing wardrobes, radiator, TV point and power points.

EN-SUITE- 4'11 (1.51m) x 10'0 (3.05m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and storage, large walk in spa shower with jets, tiled flooring, heated towel rail and extractor fan. There is also access to the loft.

BEDROOM TWO- 18'5 (5.63m) x 9'10 (3.01m)

Window to the rear aspect, radiator, TV point and power points.

BEDROOM THREE- 11'4 (3.47m) x 10'0 (3.06m)

Window to the front aspect, radiator and power points.

BEDROOM FOUR- 7'11 (2.43m) x 11'6 (3.52m)

Window to the front aspect, built in wardrobes with sliding doors, built in desk, radiator and power points.

BATHROOM- 5'6 (1.70m) x 9'8 (2.95m)

Opaque window to the rear aspect, fully tiled walls, built in storage, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and wall mounted mirror, panelled bath with shower attachment and glass shower screen, bidet, tiled flooring, heated towel rail and extractor fan.

GARDEN

East facing garden which is mainly laid with lawn, decking area to the immediate rear, gravelled area which is ideal for parking and planted mature flowers, shrubs and trees.

GARAGE/PLAY ROOM- 20'2 (6.17m) x 17'4 (5.30m)/12'10 (3.94m) x 16'9 (5.13m)

Double garage which has up and over door, side pedestrian door, power and lighting. To the rear of the garage is a fully insulated play room which benefits from door to the side aspect, window to the rear aspect, inset spotlights, fitted carpets and power points.

PARKING

Off street parking for multiple cars.

