

Llewellyn House
Middle Street
Kilham, YO25 4RL

ASKING PRICE OF

£485,000

4 Bedroom Detached House

Est. 1891
Ullyotts
Estate Agents

01377 253456



Side drive and single garage

4 | 3 | 2 | Garage & off-road parking | Gas Central Heating

Middle Street, Kilham, YO25 4RL

Built by respected local developer John Duggleby Homes in the mid-2000s, this outstanding double-fronted executive home offers spacious and versatile accommodation, thoughtfully designed to provide modern family living.

The property features an impressive contemporary living space to the rear of the house, enjoying pleasant views over the garden. This cosy additional reception room, complete with a log-burning stove, opens directly into the kitchen, creating a welcoming and sociable living area.

In addition, the property offers two principal reception rooms, a generous master bedroom with en-suite facilities, three further bedrooms and a family bathroom.

Enjoying a desirable non-estate position in the heart of this popular and traditional village, the house benefits from a delightful outlook across open pastureland to the front and a generous garden to the rear.

Built to a high specification and much loved by the current owners, who purchased the property from new, the house retains a fresh, modern feel throughout and is ready for its next owners to move in and enjoy.

KILHAM

Nestled within a sheltered valley at the heart of the Yorkshire Wolds, Kilham is a charming and historic village with a fascinating past. Once an important market town, it was historically larger than Driffield and hosted annual trading fairs.

At the heart of the village conservation area stands the impressive All Saints Church, which dates back to the Norman period and occupies a commanding position overlooking the village, including the renowned Ye Olde Star Inn and Restaurant.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL
20' 8" x 6' 11" (6.31m x 2.11m)
With straight flight feature staircase leading off. The Entrance is a wonderful introduction to the house, being exceptionally spacious. Radiator.

CLOAKROOM/WC
5' 5" x 3' 2" (1.66m x 0.98m)
With contemporary low level WC and wash hand basin.

LOUNGE
19' 3" x 10' 11" (5.89m x 3.33m)
An attractive "through" room with French doors on the rear leading out onto an area of patio. Contemporary fireplace with inset gas living flame fire, coved ceiling. Radiator.

DINING ROOM
10' 10" x 9' 7" (3.31m x 2.94m)
With front facing window, coved ceiling, fitted laminate flooring. Radiator.

KITCHEN
16' 3" x 10' 10" (4.97m x 3.32m)
A re-fitted kitchen featuring a wealth of contemporary finished units with Shaker style doors and a brushed chrome handle in dual complementary colours featuring a quality worktop over and central island/breakfast bar with cupboards beneath. Integrated appliances include electric double oven plus induction hob with extractor over, integrated concealed dishwasher and a wood effect flooring plus recessed ceiling spotlights.

Opening into:

DAY ROOM/BREAKFAST ROOM
10' 5" x 10' 0" (3.19m x 3.06m)
With rear facing windows and doors looking out onto the rear garden. Fitted laminate flooring, coved ceiling and recessed ceiling spotlights. Feature log burning stove with tiled back. Radiator.

FIRST FLOOR

LANDING
20' 1" x 6' 11" (6.14m x 2.12m)
A very spacious feature landing having a large built-in storage cupboard.

BEDROOM 1
11' 3" x 10' 11" (3.43m x 3.33m)
With front facing window, coved ceiling. Radiator.



Kitchen



Day Room



Day Room



Landing

Access into:

EN-SUITE
6' 11" x 5' 11" (2.11m x 1.82m)
Fully tiled and having a Quadrant style shower enclosure with mixer shower, low level WC and pedestal wash hand basin. Recessed ceiling spotlights.

BEDROOM 2
10' 10" x 9' 5" (3.31m x 2.88m)
Rear facing window. Coved ceiling. Radiator.

BEDROOM 3
10' 11" x 9' 6" (3.35m x 2.91m)
With front facing window. Coved ceiling. Radiator.

BEDROOM 4
10' 11" x 11' 2" (3.33m x 3.42m)
Rear facing windows. Coved ceiling. Radiator.

BATHROOM
7' 4" x 6' 7" (2.25m x 2.02m)
With suite comprising panelled bath, pedestal wash hand basin and low level WC. Fully tiled walls and floor. Radiator.

OUTSIDE
The property stands back from the road behind an expanse of front lawned garden. There is a side drive which leads to a single garage. To the rear of the property is an enclosed area of garden featuring paved patio immediately to the rear of the property, expanse of lawn and useful timber cabin.

CENTRAL HEATING
The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
The property benefits from 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 E.



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3

ENERGY PERFORMANCE CERTIFICATE
Rating (awaiting assessment).

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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 4

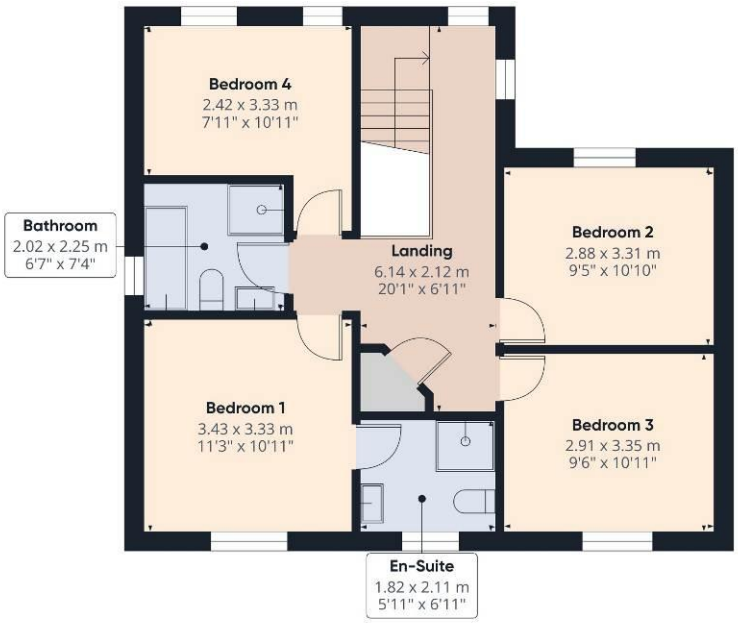


Bathroom

The digitally calculated floor area is 133 sq m (1435 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

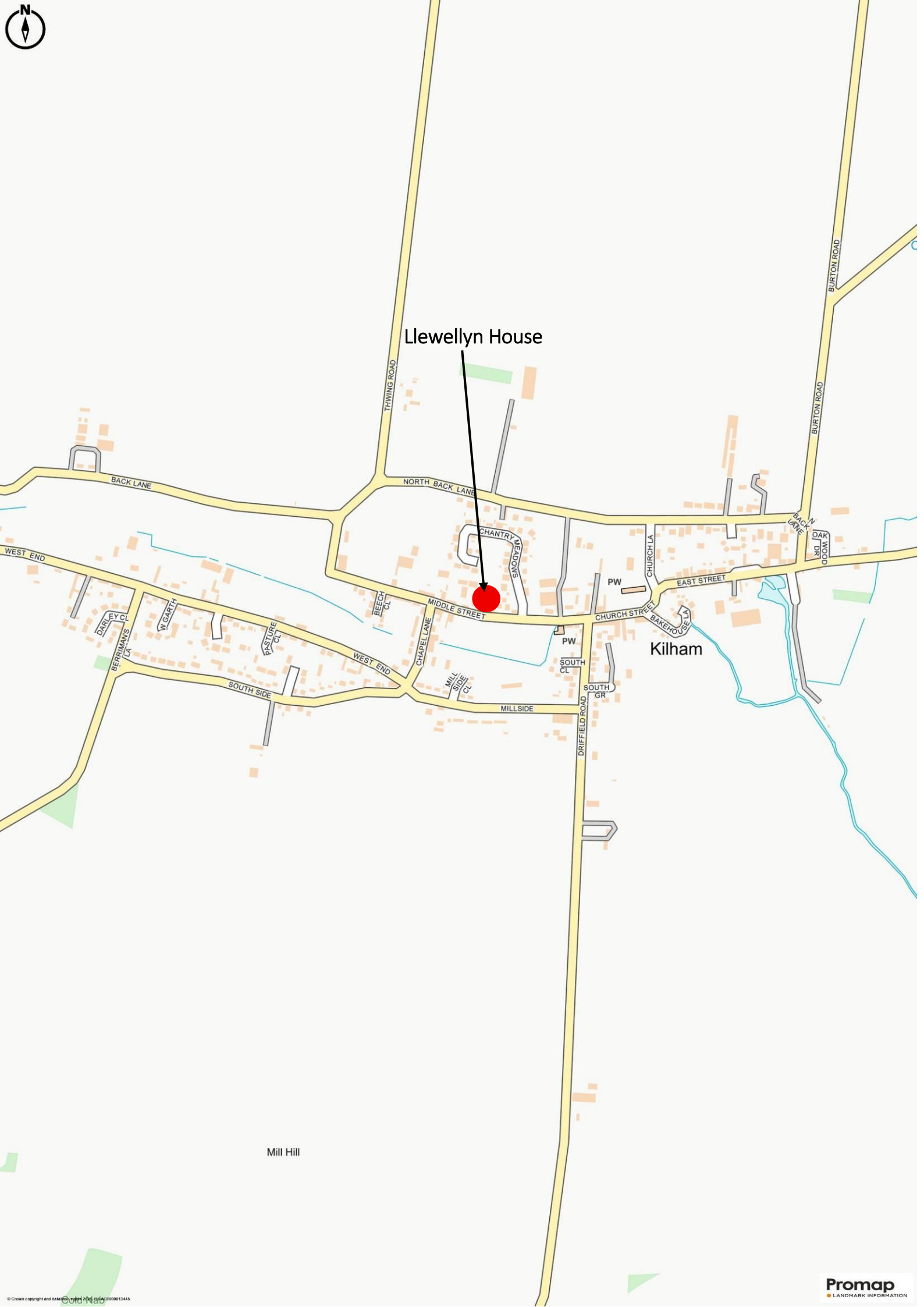


Floor 0 Building 1



Floor 1 Building 1





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Promap
LANDMARK INFORMATION



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RICS

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