



Stream Cottage, 14b Main Street  
Kirkburn

YO25 9DU

ASKING PRICE OF

£247,500

2 Bedroom Semi detached bungalow



Kitchen



2



1



1



Garage



Electric Heating

## 14b Main Street, Kirkburn, YO25 9DU

Quite simply, a delightful bungalow in one of the most quiet and peaceful settings you will be able to find. Indeed, the quiet rural setting of this bungalow is one thing, the lovely garden to the rear is a further enhancement but the crème de la crème is perhaps the running stream along the rear boundary perhaps the perfect combination for calm and tranquillity.

The bungalow itself is of modern construction and has generous offstreet parking, predominantly to the side which will accommodate multiple vehicles. In addition, there is a garage along with the aforementioned rear garden which also features a covered pergola.

Internally, the bungalow does not disappoint. With accommodation that includes attractive lounge with feature brickwork fireplace, well fitted kitchen and to rear facing bedrooms plus bathroom.

The village of Kirkburn is an especially quiet village,

characterised by the rather unique range of individual properties of varying ages. The quiet village roads certainly do not suffer from excessive traffic and in many instances, you may be more likely to see agricultural vehicles or indeed cyclists travelling through.

Whilst not having a village shop as such, there is a garage/petrol station located on the A164 which acts as a convenience store and is within easy walking distance.

### KIRKBURN

Kirkburn is a small village and civil parish in the East Riding of Yorkshire, England. It is situated about 3 miles (5 km) south-west of Driffild town centre and is on the A614 road. The civil parish is formed by the village of Kirkburn and the hamlets of Eastburn, Kelleythorpe and Southburn. According to the 2011 UK census, Kirkburn parish had a population of 903, an increase on the 2001 UK census figure of 492



Bedroom



Lounge



Bedroom / Reception



Rear Garden

The village was originally known as Westburn at the time of the Domesday Book and the name was changed to Kirkburn after the building of St Mary's Church in the village between 1130 and 1155. "Kirk" means "church".

**DRIFFIELD**

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

**Accommodation**

**ENTRANCE HALL**

Entering the property from the side, with built in storage cupboard. Electric storage heater.

**LOUNGE**

15' 8" x 11' 6" (4.79m x 3.53m)

With feature Brickwork fireplace with fire in situ, quarry tiled hearth, front facing window, electric storage heater and covered ceiling.

**KITCHEN**

10' 11" x 9' 11" (3.35m x 3.03m)

Beautifully fitted with a modern kitchen featuring base and wall mounted cupboards along with a coordinating worktop and including ceramic sink with single drainer, electric oven and hob with extractor over, integrated dishwasher and fridge freezer. Front facing window. contemporary wall hung electric radiator and covered ceiling.

**BEDROOM 1**

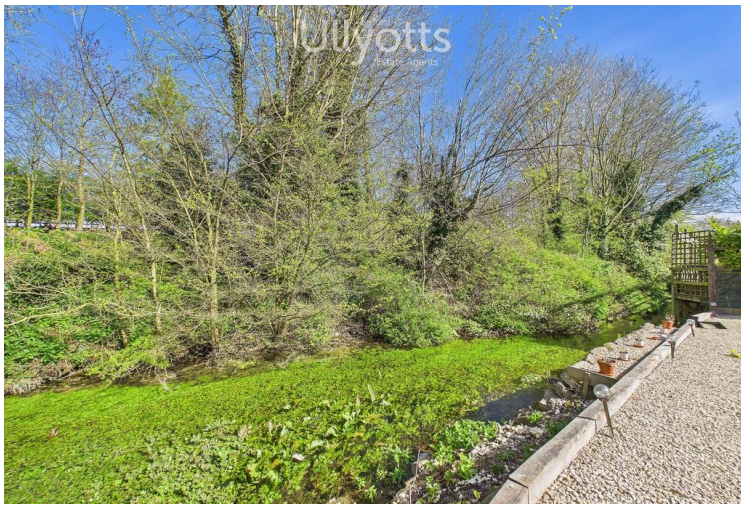
13' 10" x 11' 8" (4.23m x 3.58m)

With double built in wardrobe plus additional single storage cupboard. This room is currently used as a reception room by the existing owners and has double French doors onto the rear covered pergola area. Covered ceiling.

**BEDROOM 2**

9' 9" x 9' 1" (2.98m x 2.79m)

Rear facing window plus covered ceiling and wall mounted electric heater



Stream



Rear garden



Pergola/patio



Stream

### BATHROOM

With panelled bath having an electric shower over and curtain rail. Pedestal wash basin and low level WC plus fully tiled walls. Built-in cupboard housing hot water cylinder.

### OUTSIDE

The property is set back from the road behind an area of lawned garden. A sweeping block paved drive provides vehicle access and parking and leads to a detached single garage.

The rear garden is a real delight. Having a covered pergola area immediately to the rear of the bungalow, suitable as a sheltered patio and also potentially suitable for a hot tub. This gives way to a gravelled area which in turn gives way to a bank down to the stream area.

### CENTRAL HEATING

Electric heating including Economy 7. Hot water is via immersion.

### DOUBLE GLAZING

Sealed unit double glazing throughout.

### ENERGY PERFORMANCE CERTIFICATE

Rating E.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### COUNCIL TAX BAND

Band

### ENERGY PERFORMANCE CERTIFICATE

Rating E.

### SERVICES

Mains water electricity and drainage are connected to the property.

### 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.

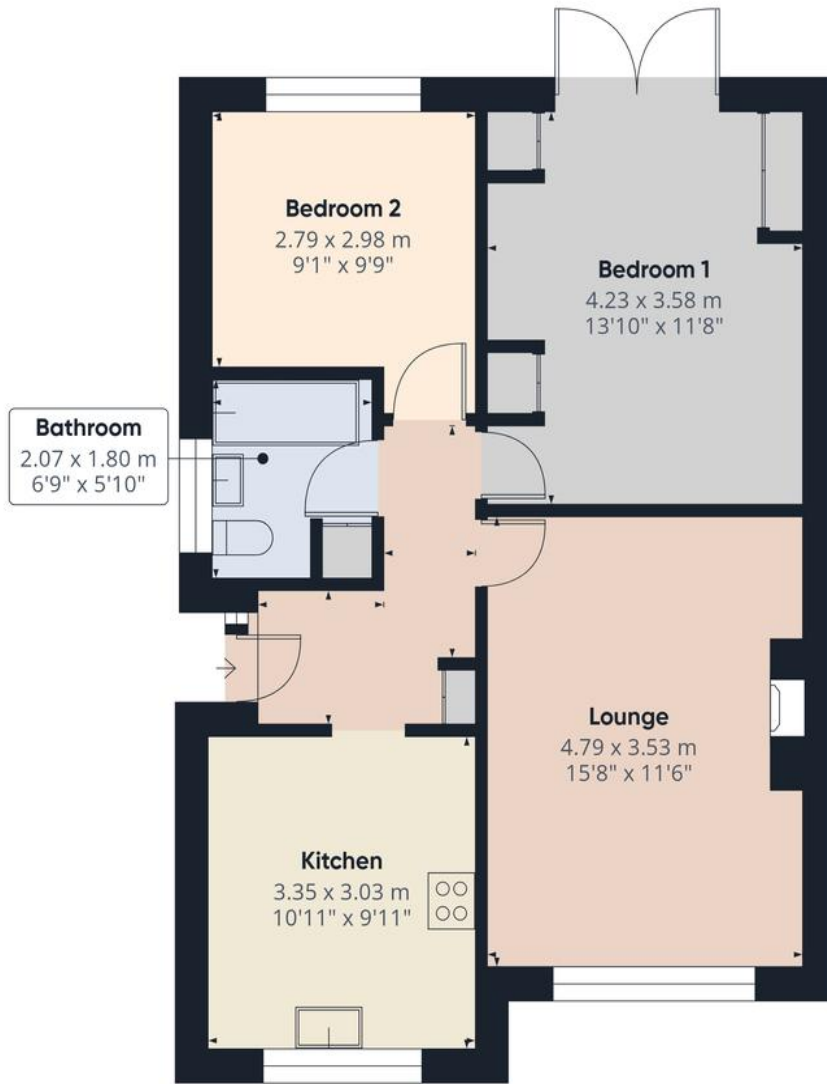
Floor plans are for illustrative purposes only.

## **VIEWING**

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 59 sq m (635 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts  
Estate Agents

Approximate total area<sup>(1)</sup>  
59 m<sup>2</sup>  
635 ft<sup>2</sup>

(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



▪ 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

