

2 East End Cottages
Kilham
YO25 4SA

ASKING PRICE OF

£135,000

2 Bedroom Mid Terraced House

Ullyotts Est. 1891 Estate Agents

01377 253456



Lounge

2 | 1 | 1 | On Road Parking | Gas Central Heating

2 East End Cottages, Kilham, YO25 4SA

Characterful village cottage in a rural setting on the fringe of the popular village of Kilham. This really is a rare find combining character features along with a large garden to the rear, all at a competitive price. The main accommodation features two reception rooms, including main and dining kitchen, ground floor bathroom and two first floor bedrooms.

A particular feature of this house is the large rear garden which, as is common with this type of cottage, is fairly lengthy **and provides huge scope to fully develop.**

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.



Kitchen



Bathroom



Bedroom 1



Bedroom 2

Accommodation

CANOPIED FRONT ENTRANCE DOOR
Leading into:

SITTING ROOM
11' 9" x 10' 4" (3.60m x 3.17m)
With front facing window and feature brickwork fireplace housing a solid fuel stove. Radiator.

Door leading into:

DINING ROOM

10'3" x 11'8" (3.13m x 3.56m)

With staircase leading off to the first floor.

Further door leading into:

KITCHEN
10' 5" x 5' 2" (3.20m x 1.58m)
Fitted along two walls with a range of kitchen units including base cupboards with worktops over and wall mounted cupboards to match. Space and provision for a gas cooker, inset stainless steel sink with base cupboard beneath, heated towel radiator and door to the rear.

Door leading into:

BATHROOM
5' 3" x 5' 1" (1.61m x 1.55m)
With bath and having a shower over, low level WC and pedestal wash hand basin. Heated chrome towel radiator. Extractor fan. Rear facing obscured window.

FIRST FLOOR LANDING
3' 2" x 3' 2" (0.98m x 0.98m)

BEDROOM 1
11' 10" x 10' 3" (3.61m x 3.14m)
With front facing window. Radiator.

BEDROOM 2
11' 7" x 10' 0" (3.54m x 3.06m)
With rear facing window. Radiator.

OUTSIDE
The property is fronting onto a path which serves the properties in the row. To the rear of the property is an area of garden. This is fairly lengthy and represents an excellent



opportunity to develop into a truly super space.

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
Mains gas, electricity and water are connected. Drainage is to a septic tank.

COUNCIL TAX
Band A.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

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

The digitally calculated floor area is 49 sq m (526 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area(1)

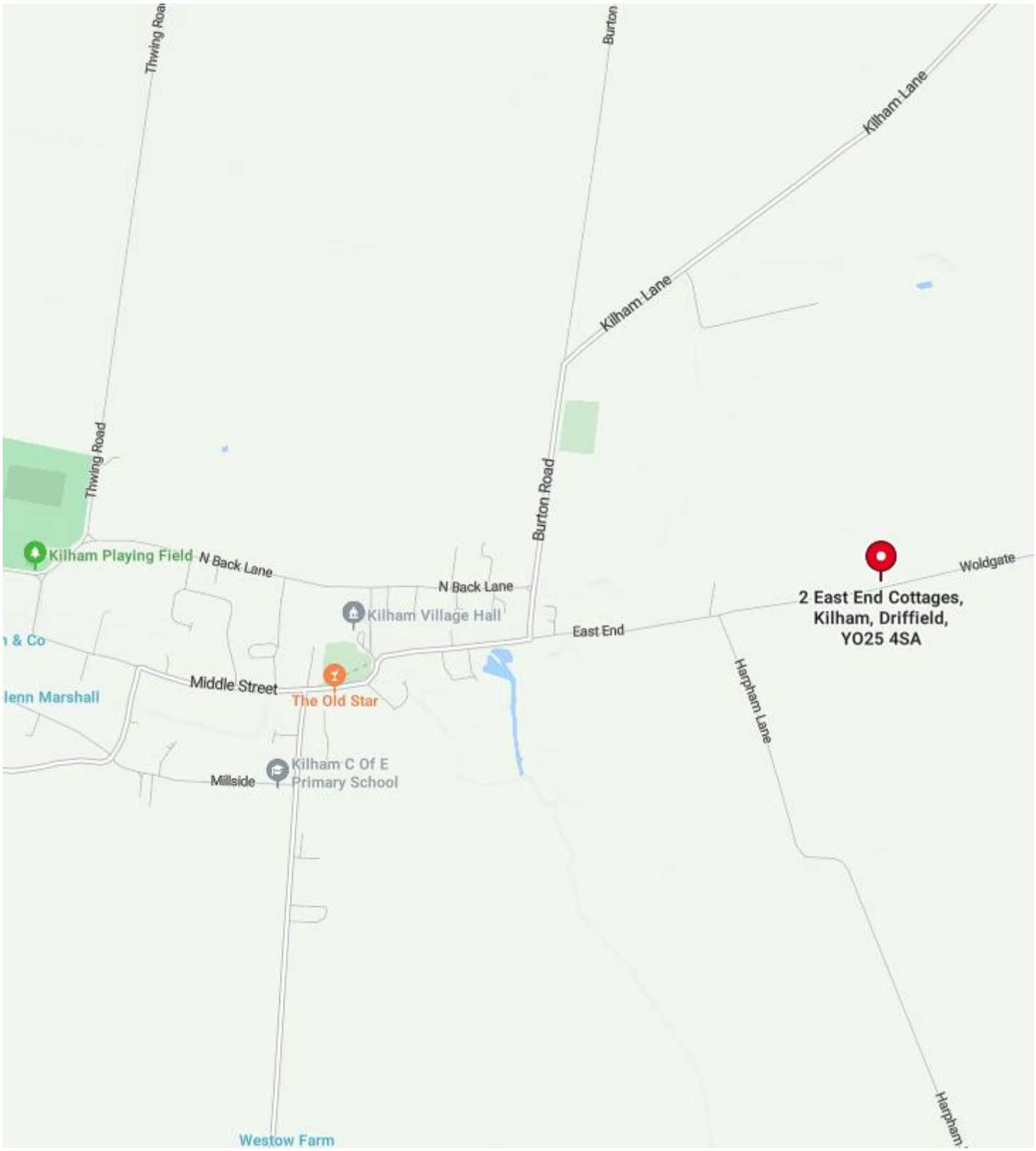
48.9 m²

526 ft²

(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


Thwing Road
Burton
Kilham Lane
Kilham Lane
Thwing Road
Burton Road
Kilham Playing Field
N Back Lane
N Back Lane
Kilham Village Hall
East End
Woldgate
2 East End Cottages,
Kilham, Driffield,
YO25 4SA
Middle Street
The Old Star
Harpham Lane
Millside
Kilham C Of E
Primary School
Westow Farm

Est. 1891

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