



Little Fountain Cottage, Wilfholme Road, Kilnwick

Kilnwick

Guide Price £435,000

Little Fountain Cottage, Wilfholme Road

Kilnwick

Spacious bungalow on 1/3 acre with countryside views. Three bedrooms (two en-suite), attic room, large gardens, parking, oil heating, borehole, and septic tank. Near Beverley and Drifffield.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED BUNGALOW
- THREE BATH/ SHOWER ROOMS
- THREE/ FOUR BEDROOMS
- STANDING 1/3 ACRE GARDEN
- ATTIC SPACE/ POTENTIAL BEDROOM
- OIL CH & UPVC DG
- WATER BOREHOLE AND SEPTIC TANK
- PLENTY OF PARKING







Floor 1



Floor 2

Approximate total area⁽¹⁾

151.76 m²

1633.55 ft²

Reduced headroom

11.05 m²

118.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360