



SERVICES
Understood to be connected to mains. Mains gas and electric.

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 'B'.

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.



Guide Price
£180,000

**Tower Cottage, Church Lane,
Kilham, YO25 4RG**



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Tower Cottage, Church Lane, Kilham, YO25 4RG

Tower Cottage, located in the sought after location of Kilham, is a two bedroom semi-detached home offering generous accommodation throughout. The heart of the home is the stylish open-plan living space, providing a bright and airy feel for modern living. Outside, the south-facing yard offers a private and sunny space to relax and is easily maintainable. Finished to a high standard throughout, this delightful property combines character, comfort, and convenience in a quaint village setting. Enjoying views over the local village church and in close proximity to the local pub, the property would make an ideal home for first time buyers or potential buyers looking for a second home in the Yorkshire Wolds.

The property briefly comprises:- entrance into lounge/dining area, kitchen, utility room, conservatory, first floor landing with two double bedrooms, shower room, rear garden and on street parking.

LOCATION
Kilham is nestled in the heart of the Wolds and boasts a range of local amenities including a garage/village shop, a public house and a primary school. Kilham lies just 6 miles from Driffield and 8 Miles from Bridlington.

THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE/DINING AREA- 16'6 (5.04m) x 13'11 (4.25m)

Spacious and open plan aspect with window to the front aspect, French doors to the rear, coving, built in storage cupboard, stairs leading to the first floor landing, laminated wood effect flooring, radiator, TV point and power points.

KITCHEN- 10'9 (3.29m) x 8'1 (2.49m)

Window to the front aspect, tiled splash back, a range of wall and base shaker style units, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, oven with gas hob and splash back, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 5'6 (1.70m) x 6'4 (1.95m)

Inset spotlights, wall units with worktop and space underneath for dryer, plumbing for washing machine, laminated flooring and power points.

CONSERVATORY- 6'7 (2.02m) x 6'10 (2.09m)

Timber built conservatory with French doors to the rear, fitted carpets and power points.

FIRST FLOOR LANDING

Window to the rear aspect, built in cupboard housing the gas combi boiler, fitted carpets and power points.

BEDROOM ONE- 10'9 (3.29m) x 11'4 (3.48m)

Double bedroom with two windows to the front aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 10'6 (3.20m) x 8'9 (2.69m)

Another double bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 5'4 (1.63m) x 8'5 (2.57m)

Opaque window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unity, splash back and mixer tap, shower cubicle, vinyl flooring, radiator and extractor fan.

GARDEN

South facing yard with paving slabs, timber fencing and gated side access.

PARKING

On street parking.

