



Southside, Kilham, Drifffield YO25 4ST
Offers In The Region Of £425,000

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Welcome to your perfect family home in the highly sought-after village location of Kilham. This large detached four-bedroom residence offers a harmonious blend of classic elegance and modern convenience, all set within a picturesque setting.

Step into the welcoming entrance hall, where the grand staircase and wooden flooring sets the tone for the sophistication that awaits. The journey continues into the expansive living room, adorned with a feature fireplace and bathed in natural light from the bay window.

The heart of the home lies within the sleek white kitchen, complete with integrated appliances including double ovens, hob, dishwasher and a wine cooler, catering to all your culinary needs. Adjacent to the kitchen, discover a convenient utility room, providing additional storage and functionality.

From the kitchen, step into the snug area, offering a cozy retreat for unwinding after a long day. Continuing the flow of the home, you'll find yourself in the large conservatory, which provides ample space for a family dining room. Additionally, a dedicated office space offers the perfect environment for those who work from home or need a quiet space for study.



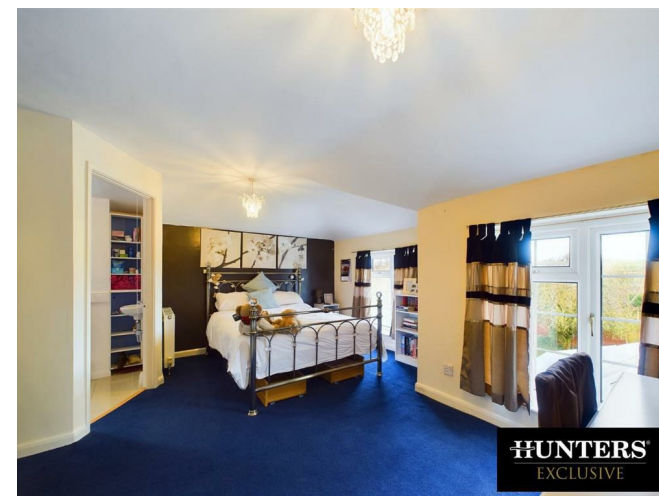


Upstairs, you'll find four spacious bedrooms. The master bedroom boasts a luxurious walk-in wardrobe and an en-suite shower room, providing a private sanctuary for relaxation. Another bedroom enjoys the convenience of an en-suite bathroom, while two additional bedrooms share access to a well-appointed family bathroom.

Outside, the generous rear garden beckons, featuring a decking area ideal for outdoor entertaining or simply enjoying the views of the surrounding fields. Additional features include a summer house and sheds, providing ample storage and versatility.

To the front of the property, you'll find off-road parking, a generously sized front garden, and a double garage, offering both practicality and curb appeal.

Don't miss out on the opportunity to fall in love with your dream home - schedule your viewing today!





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

2320.28 ft²

215.56 m²

Reduced headroom

8.66 ft²

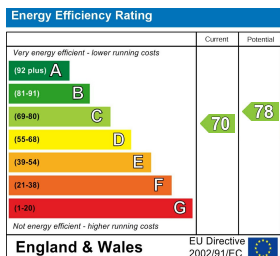
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bridlington -
01262 674252 <https://www.hunters.com>

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