



'Applegarth'
Southside
Kilham, YO25 4ST

ASKING PRICE OF

£350,000

3 Bedroom Semi-Detached Cottage

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden

 3
  2
  1
  Garage & Off Road Parking
  Gas Central Heating

‘Applegarth’ Southside, Kilham, YO25 4ST

A very characterful village cottage which has been lovingly restored by the vendors since purchase to include a wealth of newly installed fixtures whilst also keeping the warmth and character associated with a cottage.

The accommodation itself is extremely versatile and this includes a potential bedroom on the ground floor, though for couples, the range of accommodation might well include an additional ground floor reception room plus master bedroom with dedicated dressing room as one leads off the other.

The gardens are enclosed and, again, have a very attractive cottage vibe and an added extra is a single garage with parking space immediately to the front.

With property, location is perhaps paramount, and in this instance it does not disappoint!

The village of Kilham is quiet and semi-rural and the cottage itself enjoys views to the front across open fields.

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.



Lounge



Dining Room



Kitchen



Bathroom

Accommodation

FRONT ENTRANCE PORCH

With further door leading into:

ENTRANCE HALL

DINING ROOM

With front facing window and fireplace niche with provision for either a display fire or other, if required. Double panelled radiator.

Step down into:

KITCHEN

With a tiled floor and fitted with a modern range of kitchen units in grey including base and drawer cupboards along with quality solid worktops. Belfast style sink with mixer tap. Door to the rear with space and provision for a refrigerator.

PANTRY/STORE

With front facing window and tiled flooring.

LOUNGE

With feature fireplace, having a brick back and solid timber mantel. Flagged flooring and beamed ceiling. Quarter turn staircase leading off to the first floor, front facing window. Radiator.

STUDY/OCCASIONAL BEDROOM

With inset ceiling spotlights. Radiator.

FIRST FLOOR LANDING

BATHROOM

With a full bath and shower suite, vanity low level WC and wash hand basin. Heated towel radiator. Inset ceiling lighting, extractor fan and fully tiled walls.

DRESSING ROOM/BEDROOM 2

With front facing window and beamed ceiling feature. Radiator.

Door leading into:

BEDROOM 1

With front facing window and beamed ceiling feature. Radiator.



Bedroom 1



Dressing Room/Bedroom 2



Garden



Garden

OUTSIDE

The property stands back from the road behind a deep lawned front forecourt. There is access from the road to a parking space which, in turn, leads to a detached garage (7.44m x 4.00m).

There is a gated access to the garage which is to the side of the cottage. The garden itself is enclosed and is predominantly laid to lawn but with side planted borders, patio and raised deck area. There is a summerhouse and shed. Personal door leading into the garage.

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

All mains services are available at the property.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.

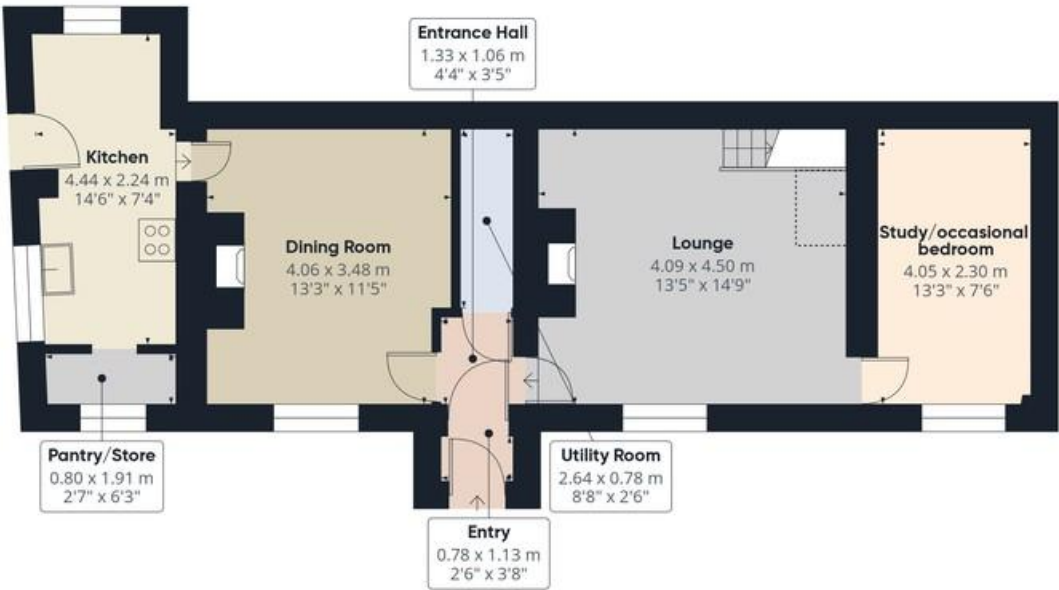
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



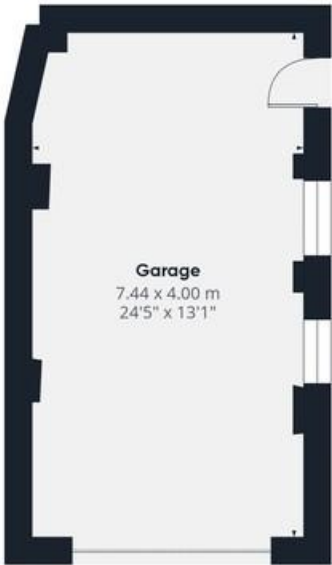
The digitally calculated floor area is 97.4 sq m (1048 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



'Applegarth'

Kilham

Mill Hill

▪ Est. 1891 ▪
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