



2 East End Cottages Kilham

YO25 4SA

ASKING PRICE OF

£140,000

2 Bedroom Mid Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Lounge



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



Heating systems and other services have not been checked.

opportunity to develop into a truly super space.

All measurements are provided for guidance only.

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

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

Floor 0

- Bathroom**
- Kitchen**
3.20 x 1.58 m
10'6" x 5'2"
- Dining Room**
3.13 x 3.56 m
10'3" x 11'8"
- Lounge**
3.17 x 3.60 m
10'4" x 11'9"

Floor 1

- Bedroom 2**
3.06 x 3.54 m
10'0" x 11'7"
- Bedroom 1**
3.14 x 3.61 m
10'3" x 11'9"

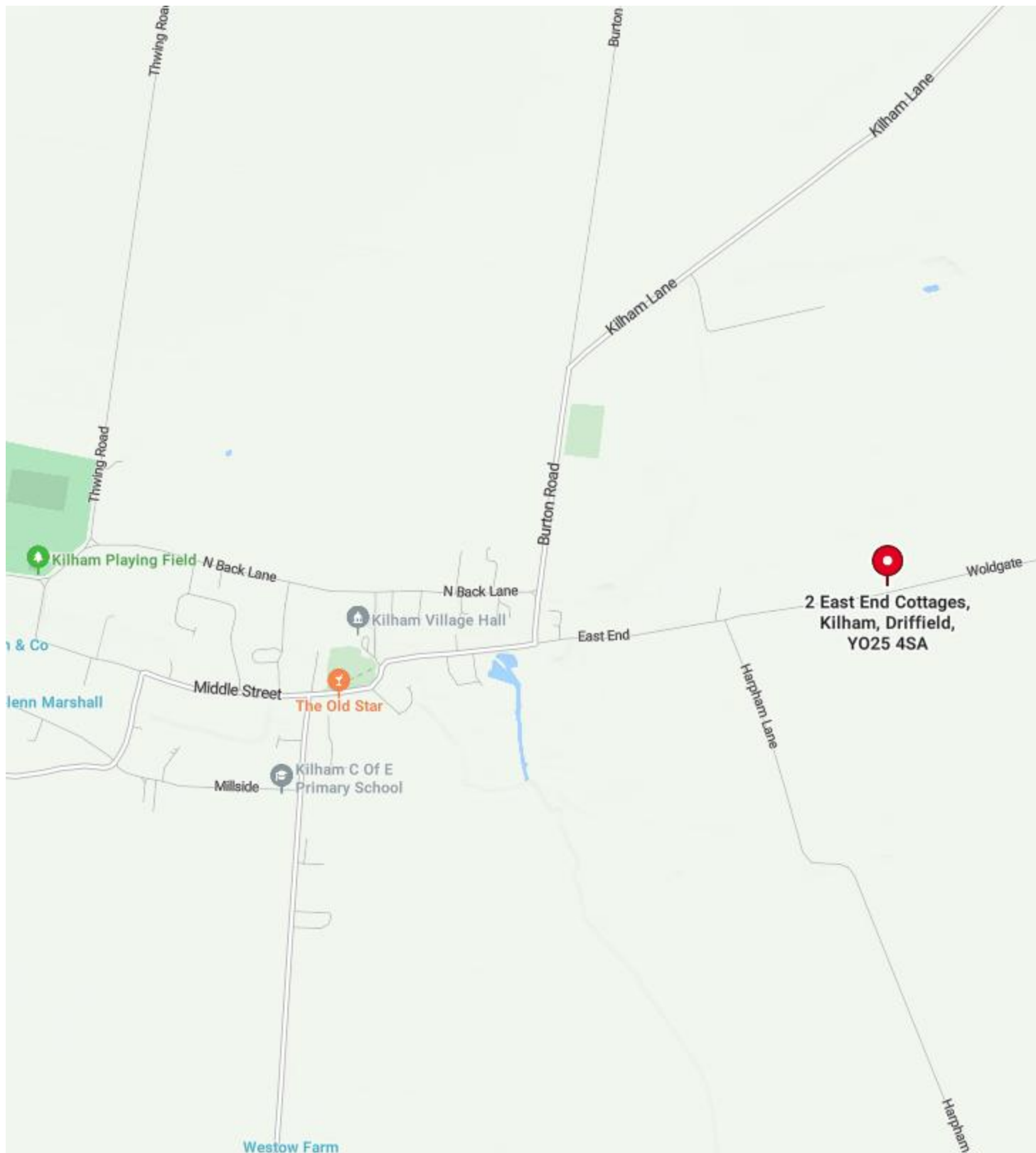
Approximate total area⁽¹⁾
48.9 m ²
526 ft ²

(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

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