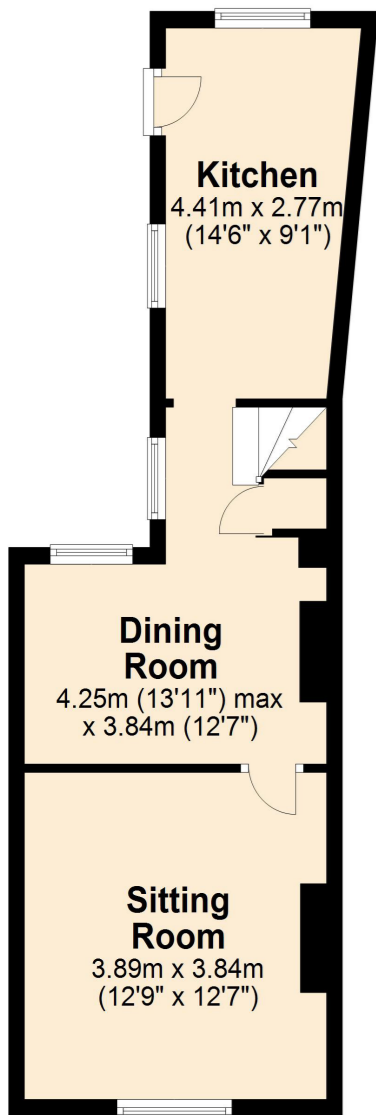


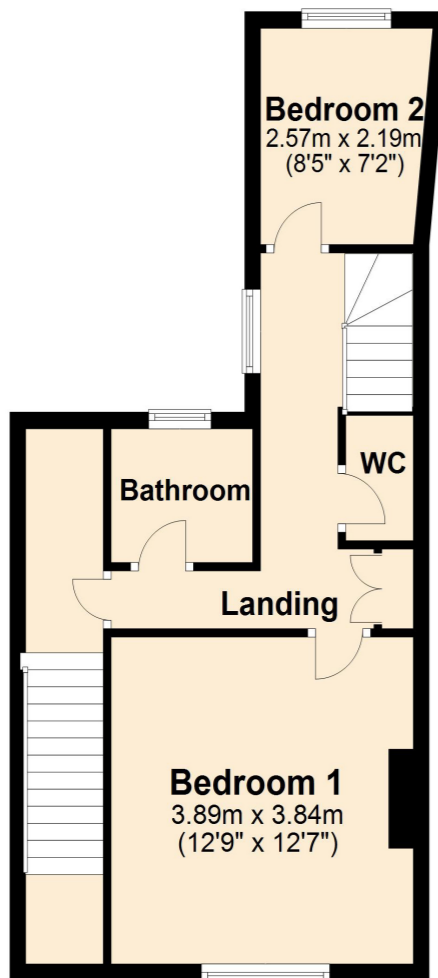
Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



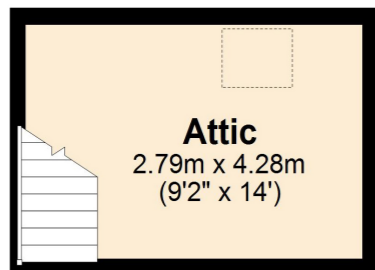
First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Second Floor

Approx. 11.9 sq. metres (128.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

EPC



£145,000

Beck View, East Street, Kilham

SERVICES

All mains services are connected to the property. A new gas central heating boiler has recently been installed.

TENURE

The property is held under freehold title.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'A'.

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.



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Dee Atkinson & Harrison



Beck View, East Street, Kilham YO25 4SG

DESCRIPTION

Beck View is a delightful two bedroom period cottage in the popular village of Kilham. The property has undergone a programme of modernisation and updating over recent years by the current owner and now provides beautifully presented accommodation comprising; Modern fitted kitchen, dining room with log burner, sitting room, two bedrooms and attic room, bathroom with separate WC, double glazing and gas central heating. Externally there is an attractive rear garden with patio together with views overlooking the village pond this is a property not to be missed!

LOCATION

Kilham was once an important Market Town and main centre of the Wolds, bigger and more important than Driffield. It held annual trading fairs and had a large number of both businesses and population. But as Driffield grew in importance and size due to the use of the Driffield canal for moving goods, so Kilham lost its prominence. Kilham is still in the heart of the Wolds and boasts a popular public house a primary school, 2 churches, garage which sells a range of essential foods and the community hall serves as a post office.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

KITCHEN

Fitted with a modern range of base, wall and drawer units with work top space over, tiled splash backs, 1 ½ bowl ceramic sink with mixer tap, fitted electric oven with four ring ceramic hob and extractor fan over, space and plumbing for a washing machine, wall mounted gas combination boiler, radiator with cover and inset spotlights to the ceiling.



INNER HALLWAY

With staircase leading off and under stairs storage cupboard.

DINING ROOM

Radiator, exposed brick fireplace with log burner, exposed beams to the ceiling and spotlights to the ceiling.

SITTING ROOM

Radiator, TV point, recess fireplace with tiled hearth and exposed beams to the ceiling.

FIRST FLOOR

LANDING

With built-in storage cupboard and door to the attic.

BEDROOM ONE

Radiator and exposed beams to the ceiling.

BEDROOM TWO

Radiator and spotlights to the ceiling.

BATHROOM

Fitted with a two piece suite in white comprising panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap, chrome heated towel rail and fully tiled walls.



SEPARATE WC

Fitted with a two piece suite in white comprising low level WC, wash hand basin and part tiled walls.

ATTIC ROOM

With Velux window and wall mounted electric heater.

OUTSIDE

To the front of the property is an open plan forecourt garden and a shared side passageway which gives access to the rear.

The rear garden is enclosed with a paved patio area and a raised lawned garden beyond which includes a timber garden shed and log store.