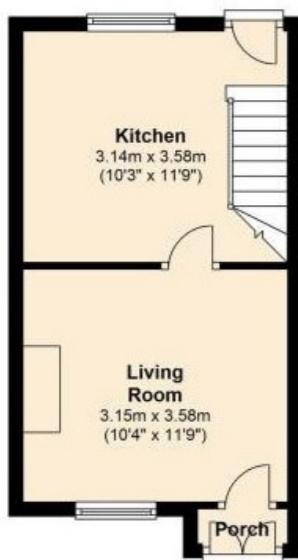
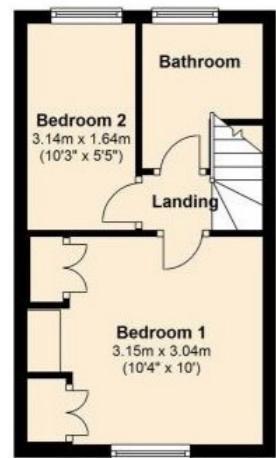


Ground Floor
Approx. 23.1 sq. metres (248.6 sq. feet)



First Floor
Approx. 22.0 sq. metres (236.4 sq. feet)



**Offers Over
£135,000**

**6 East End Cottages,
Kilham, YO25 4SA**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES

Septic tank, mains gas, water 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 '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.





THE ACCOMMODATION COMPRISES: PORCH

Door to the front and rear aspect with exposed brick walls.

LOUNGE

Cosy lounge with exposed beams, rustic fireplace with fully functioning log burner, brick surround and slate hearth, laminated wood style flooring, radiator, TV point and power points.

KITCHEN/DINING AREA

Door and window to the rear aspect, exposed beams to the ceiling, a range of wall and base units, tiled splash back, space for fridge/freezer, plumbing for a washing machine, sink with drainer unit and mixer taps, electric hob, electric oven, extractor hood, radiator and power points, There are also stairs leading to the first floor landing.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

Window to the front aspect over looking the countryside, original cast iron feature

fireplace, built in wardrobes housing the combi-boiler, radiator, TV point and power points.

BEDROOM TWO

Window to the rear aspect, radiator and power points.

BATHROOM

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, heated towel rail and shaving point.

GARDEN

Concrete rear yard with storage shed and gate through to a patio seating area. There is a pathway leading to a beautifully presented detached 'secret' garden. Beautifully landscaped with mature trees and shrubs, it mainly laid to lawn, gravelled path that stretches the full length of the garden, patio seating area perfectly for entertaining and a pond full of wildlife.

PARKING

On street parking.



6 East End Cottages, Kilham, YO25 4SA

DESCRIPTION

6 East End Cottages is a beautifully presented, two bedroom cosy cottage. Boasting character and charming features, not only is the inside captivating, but the outside will make you fall in love with this property even more. The garden space is peaceful and would be ideal for those who are keen gardeners or just enjoy being in the countryside.

The property briefly comprises:- entrance porch leading to a lounge area, kitchen/diner, stairs up to the first floor landing with two bedrooms and family bathroom. To the rear is a courtyard with storage shed and walk way leading to a separate large garden.

LOCATION

Kilham is nestled in the heart of the Wolds and boasts a range of local amenities including a Post Office, village shop, butchers shop, two public houses and a primary school. Kilham lies just 6 miles from Driffield and 8 Miles from Bridlington.