



Asking Price
£195,000

3 Mount Pleasant,
Kilham, YO25 4RZ

SERVICES
Oil fired central heating, mains electric and septic tank.

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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 10'2 (3.12m) x 3'0 (0.94m)

Door to the side aspect and windows to two sides, exposed brick walls, fitted carpets and tap.

BOOT ROOM- 5'6 (1.68m) x 8'1 (2.48m)

Window to the rear aspect, built in cupboard, base units with counter top, tiled splash back, partially tiled walls, fitted carpets and power points.

KITCHEN- 8'1 (2.47m) x 11'5 (3.49m)

Windows to the rear and front aspect, partially tiled walls, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, eye-level electric double oven, electric hob, extractor hood, fitted carpets, radiator and power points.

DINING ROOM- 11'3 (3.44m) x 11'0 (3.38m)

Beams to the ceiling, built in storage cupboard, original fireplace with tiled hearth and electric heater, radiator, telephone point, TV point and power points.

SNUG- 9'2 (2.81m) x 12'3 (3.73m)

Window to the front aspect, beams to the ceiling, stairs leading to the first floor landing, fitted carpets, radiator and power points

LOUNGE- 12'2 (3.72m) x 12'10 (3.92m)

Window to the front aspect, fitted carpets, radiator and power points.

HALLWAY

Laminated flooring.

UTILITY ROOM- 4'1 (1.25m) x 9'8 (2.96m)

Opaque window to the side aspect, oil fired boiler, built in storage cupboard and fitted carpets.

DOWNSTAIRS BATHROOM- 5'8 (1.73m) x 8'1

(2.48m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps, fitted carpets and radiator.

FIRST FLOOR LANDING/OFFICE- 9'2 (2.81m) x 9'10 (3.01m)

Spacious landing with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM ONE- 11'10 (3.61m) x 12'9 (3.91m)

Window to the front aspect, fitted cupboard housing the water tank, fitted carpets, radiator and power points.

EN-SUITE- 4'5 (1.37m) x 8'10 (2.72m)

Opaque window to the rear aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle, laminated flooring, radiator and extractor fan.

BEDROOM TWO- 11'4 (3.46m) x 11'5 (3.50m)

Window to the rear aspect, built in storage cupboard, fitted carpets, radiator, telephone point, power points and loft access.

GARDEN

South-west facing garden which is mainly laid to lawn, patio area, outside shed, mature shrubs, patio area, gravelled area and side access.

GARAGE- 26'9 (8.16m) x 9'5 (2.89m)

Double doors to the front aspect and lighting.

WORKSHOP- 41'10 (12.75m) x 23'4 (7.12m)

Huge workshop to the rear of the property which would be great for multiple use. There is double doors to the front, power and lighting.

PARKING

Off street parking for multiple cars.

3 Mount Pleasant, Kilham, YO25 4RZ

DESCRIPTION

This cottage style end terrace sits on a fantastic plot located just on the outskirts of the picturesque village of Kilham. Mount Pleasant is a two bedroom property ready for a full renovation and some reconfiguration of it's current floorplan whilst offering scenic countryside views. With fantastic garden space, large workshop and detached garage, it's ideal for someone who enjoys a project and also wanting a property that has huge potential. The property briefly comprises:- entrance porch, boot room, kitchen, dining room, snug, lounge, downstairs bathroom and utility. To the first floor there is two large double bedrooms, one with en-suite and landing. To the rear is a large garden with detached garage and workshop with off street parking and front garden.

LOCATION

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

