

11'10" x 12'9" 3.61 x 3.91 m

11'4" x 11'5" 3.46 x 3.50 m

En-Suite 4'5" x 8'10" 1.37 x 2.72 m







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.

#### 56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

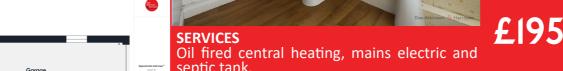
**Asking Price** £195,000



# Dee Atkinson & Harrison

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

While every attempt has been made to ensure accuracy, all measurements an approximate, not to scale. This floor plan is for illustrative purposes only. GRAFFE360









## 3 Mount Pleasant, Kilham, YO25 4RZ



## **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.

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) Huge workshop to the rear of the property Opaque window to the side aspect, oil fired which would be great for multiple use. There is boiler, built in storage cupboard and fitted double doors to the front, power and lighting. carpets.

#### **DOWNSTAIRS BATHROOM- 5'8 (1.73m) x 8'1** Off street parking for multiple cars.



## (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) Opague 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)

### PARKING