



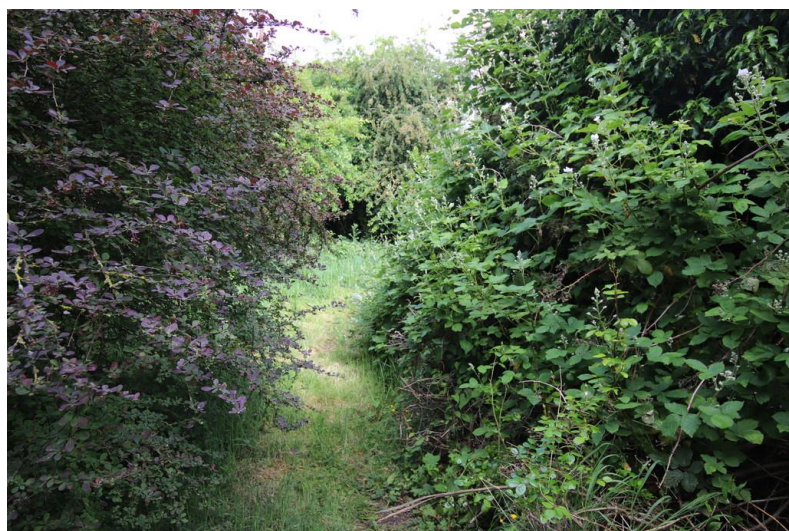
CRANSWICKS

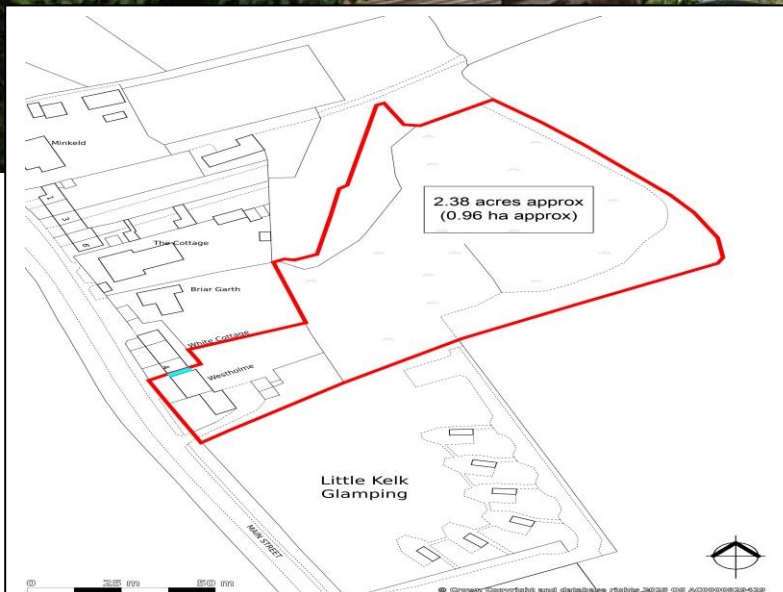
Chartered Surveyors, Land & Estate Agents

Main Street, Kelk, Drifffield

- Looking for a project? Then look no further
- 4 bedroom attached double fronted country residence
- In need of full renovation
- Freehold

Asking Price £300,000





PROPERTY TYPE

For anyone looking for a property project this is the ideal opportunity. A 4 bedroom attached double fronted country residence in need of full renovation in grounds of approximately 2.3 acres.

LOCATION

The property is located on Main Street in the village of Kelk some 8 miles to the east of the market town of Drifffield and 9 miles to the south west of the coastal town of Bridlington, both of which have a good selection of shops, facilities and transport links.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With understairs cupboard.

SITTING ROOM

15' 6" x 12' 11" (4.74m into bay x 3.95m)
With tile fireplace with open fire.





LIVING ROOM

15' 8" x 13' 1" (4.79m into bay x 4.01m)
With tile fireplace with open fire, built-in side cupboard.

KITCHEN

18' 10" x 10' 4" (5.76m x 3.15m)
With fitted worktop units, eye-level wall cupboards, stainless steel single drainer sink unit, rear integral lobby.

STORE ROOM

3' 6" x 10' 4" (1.08m x 3.15m)

STAIRCASE TO FIRST FLOOR LANDING

FRONT DOUBLE BEDROOM

13' 3" x 13' 0" (4.05m x 3.97m)

FRONT DOUBLE BEDROOM

13' 3" x 13' 1" (4.04m x 3.99m)
With cylinder cupboard.

REAR DOUBLE BEDROOM

13' 9" x 10' 4" (4.21m x 3.16m)

REAR DOUBLE BEDROOM

10' 9" x 10' 3" (3.30m x 3.13m)

BATHROOM

7' 6" x 6' 9" (2.30m x 2.08m)
With coloured suite comprising bath, washbasin & wc.

OUTSIDE

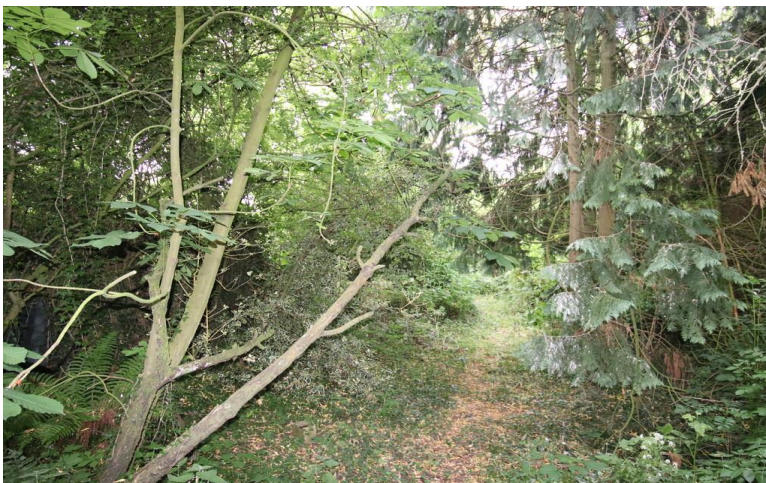
Various outbuildings including external separate WC.

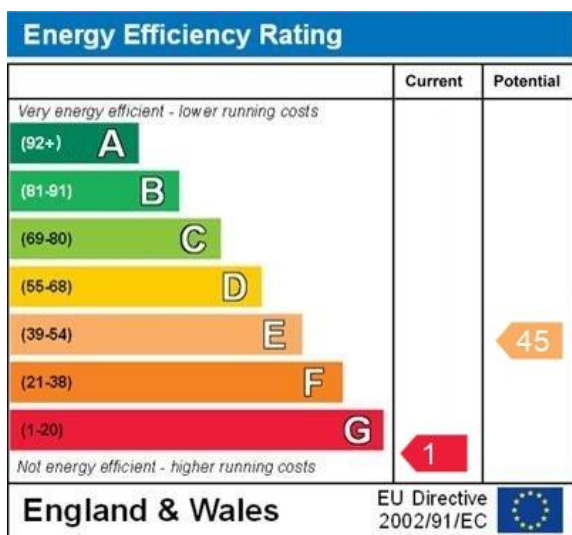
Grounds extending to approximately 2.3 acres.

There is a small hedge enclosed front garden and a side driveway giving on-site car parking and access to the rear paddock.

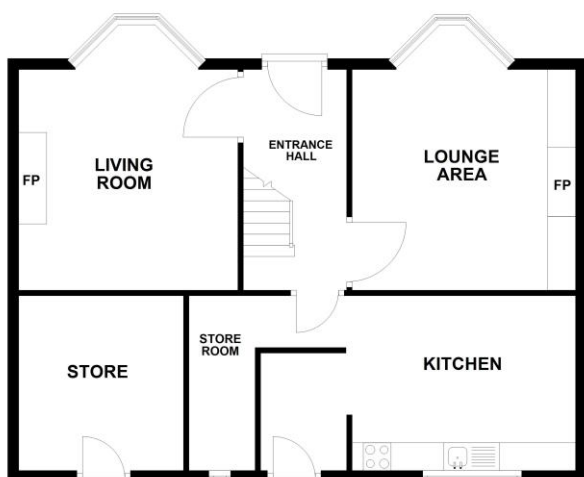
Immediately to the rear of the house is a wooded area with attractive woodland paths leading to the rear paddock.

There are several outbuildings, most of which are in poor condition and overgrown with thicket.





GROUND FLOOR



FIRST FLOOR



The paddock has been untended and both Deer and a Barn Owl have been observed. The paddock has some wet boggy areas and the utmost care will be needed when viewing the property.

SERVICES

Mains electricity and water are available. Drainage is to septic tank.

COUNCIL TAX

The property is in Council Tax Band D.

TENURE

The property is freehold.

PASSAGE WAY

The next door neighbour has a Flying Freehold over the side passage way which belongs to Westholme and is shaded blue on the attached plan.

PLANNING

A pre-application planning enquiry has been made to East Riding of Yorkshire Council "for the conversion of existing attached outbuilding and separation of existing house to form two dwellings". The ERYC conclusion states that "an application to sub-divide the existing property could be acceptable in principle subject to all other material planning considerations".

VIEWING

Viewing of this property is only by appointment with the Agents.

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.



RICS

