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Chartered Surveyors

**7 Beech Close
Kilham
YO25 4RN**

Head of cul de sac
Detached bungalow
Great plot

2 Bedrooms
Dining Kitchen
Garage

**Asking Price Of:
£200,000**



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7 Beech Close

Kilham

YO25 4RN



Located at the head of this cul-de-sac, 7 Beech Close is a delightful modern detached bungalow with plenty of off street parking and an attractive range of accommodation which includes two bedrooms as well as dining kitchen. In addition, there is a spacious lounge plus conservatory, both of which overlook what is a delightful expanse of garden.

This modern bungalow provides central heated accommodation along with double glazing and is ready for immediate occupancy.

KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs. Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.

KITCHEN

12' 2" x 9' 11" (3.72m x 3.04m)

Being comprehensively fitted with a range of traditional style kitchen units featuring base and wall mounted cupboards along with integrated appliances including electric oven, gas hob with extractor over, inset steel sink with base cupboard beneath, space and plumbing for a washing machine. Integrated refrigerator. Ceramic tiled floor. Open Plan into:



BREAKFAST ROOM

12' 4" x 7' 10" (3.78m x 2.39m)

With double panel radiator and ceramic tiled floor. Coving to ceiling



INNER HALL

With built in storage cupboard. Ceramic tiled floor.

BATHROOM

With panelled bath, separate shower enclosure with mixer shower, pedestal wash basin and low level WC. Half tiling to walls with full tiling around the shower enclosure.

LOUNGE

14' 9" x 11' 11" (4.52m x 3.65m)

With inset gas living flame fire within a mahogany effect fire surround. Double panelled radiator coving to ceiling and Patio doors leading into:



CONSERVATORY

With attractive views across the garden and beyond.



BEDROOM 1

9' 11" x 11' 9" (3.03m x 3.59m)

With built-in wardrobe having triple sliding doors. Double panelled radiator



BEDROOM 2

8' 11" x 12' 0" (2.72m x 3.66m)

Radiator and loft access.



OUTSIDE

The property stands at the head of a cul-de-sac and offers a long drive which provides parking for several vehicles and leads to a single garage. To the rear of the property is a good sized expanse of garden which is predominantly laid to lawn along with side planted borders and also includes shed and summerhouse.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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*by any local agent offering the same level of service.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

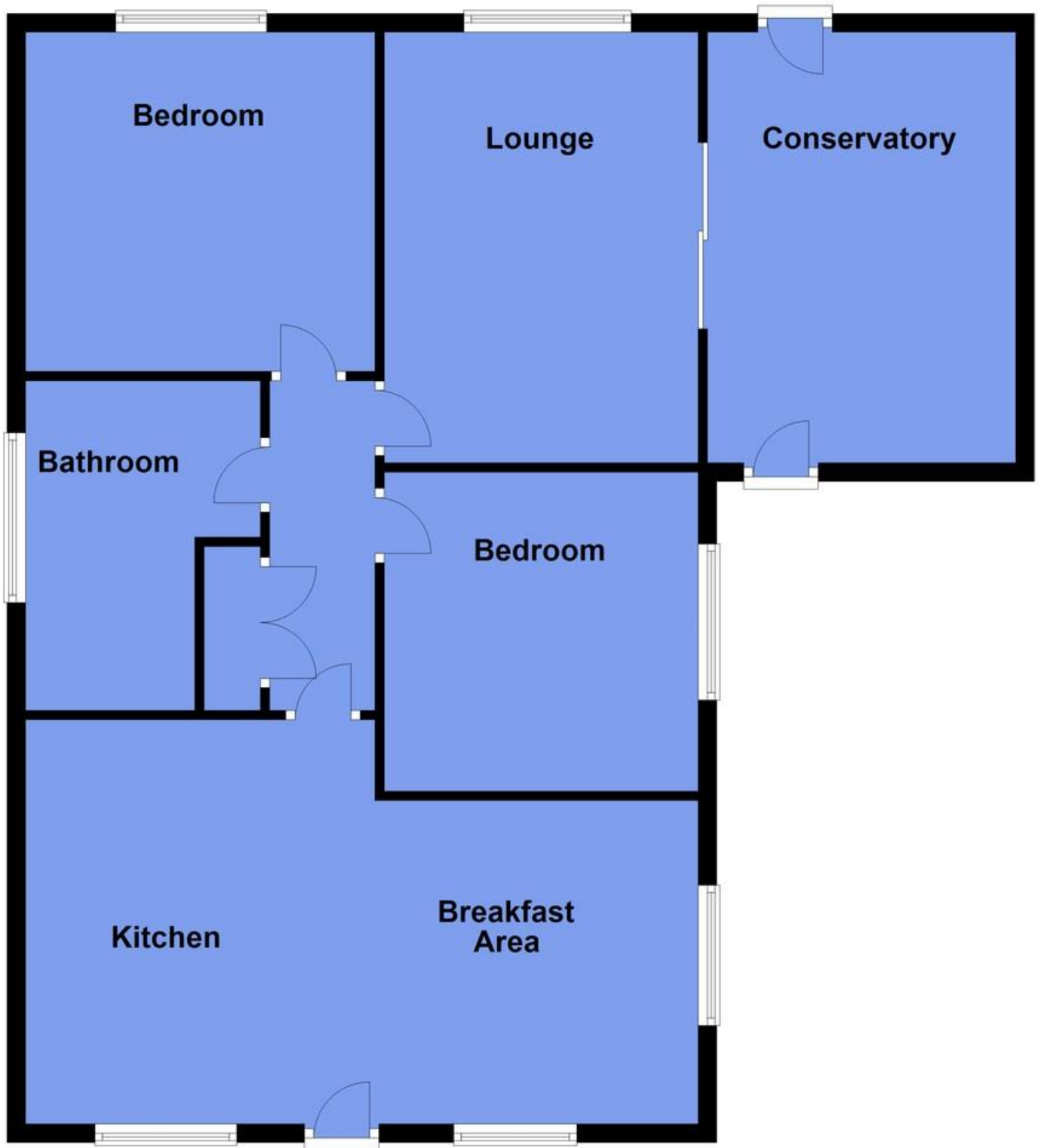
Floor plans are for illustrative purposes only.

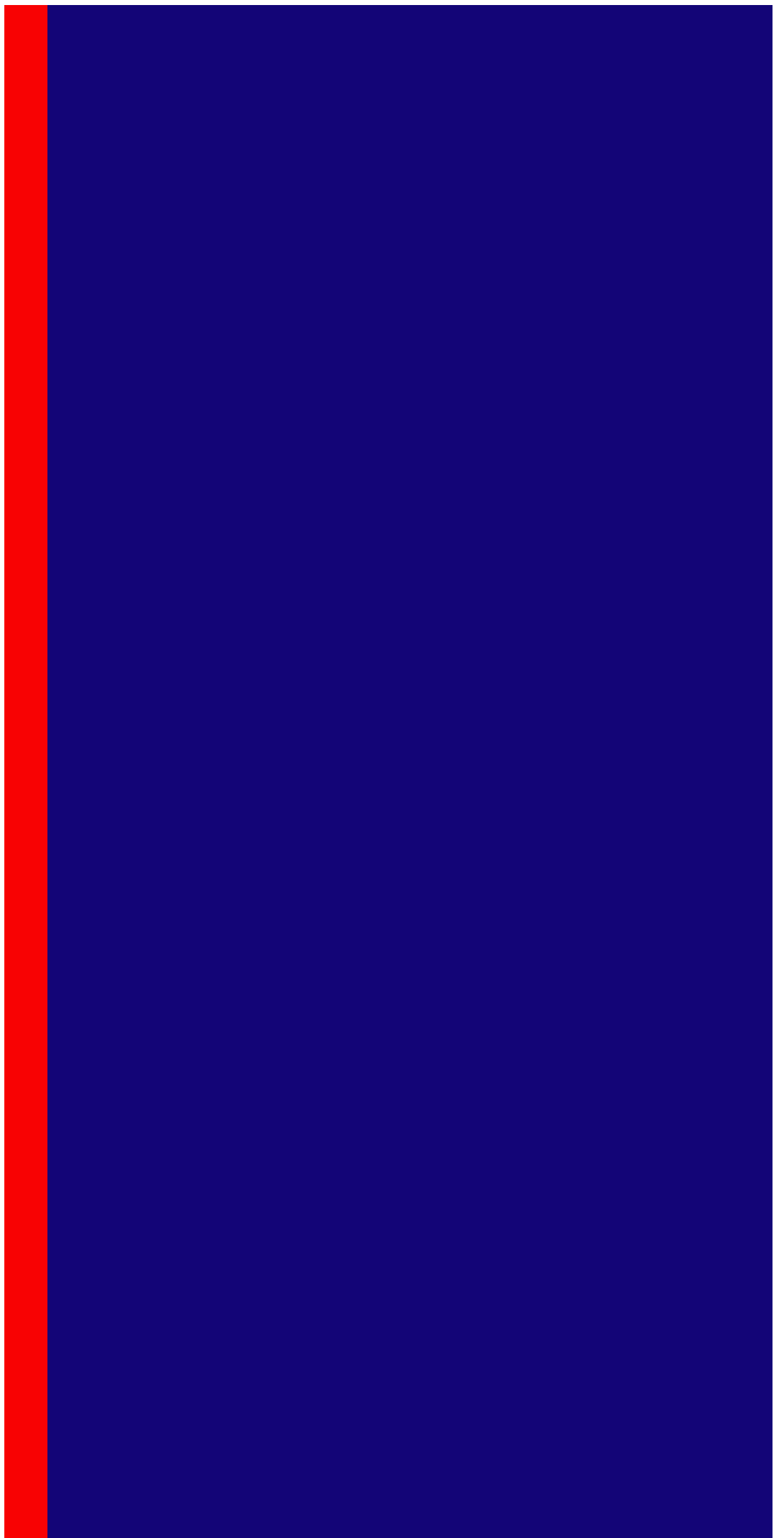
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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Ground Floor







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