



5 Chapel Lane
Kilham
YO25 4RP

OFFERS OVER

£175,000

4 Bedroom Mid Terraced House



Garden



4



2



2



Off Road
Parking



Gas Central Heating

5 Chapel Lane, Kilham, YO25 4RP

An established and extended mid terraced property, ideal for families as well as first time buyers simply looking for space!

The accommodation on offer includes two good sized reception rooms on the ground floor along with four bedrooms and bathroom on the first floor. There is off-street parking to the front, whilst to the rear is an enclosed good sized area of garden.

The property is located at the heart of the popular village of Kilham which has a strong community focus whilst also being convenient for access to the wider area.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

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.



Lounge



Lounge - Virtually Staged



Kitchen



Kitchen - Virtually Staged

Accommodation

ENTRANCE HALL

4' 6" x 3' 8" (1.39m x 1.14m)

With staircase leading off to the first floor. Fitted laminate flooring.

LOUNGE

16' 2" x 11' 8" (4.95m x 3.57m)

With front and rear facing window, decorative ceiling coving and fitted fireplace with gas fire in situ. TV point. Radiator.

KITCHEN

15' 10" x 8' 2" (4.85m x 2.49m)

With a fitted range of base and wall mounted cupboards along with sink with single drainer and base cupboard beneath. Cupboard housing the combi boiler. Space for a fridge/freezer and dryer. Plumbing for automatic washing machine. Door to the rear and front facing window. Decorative ceiling coving. Laminate flooring. Radiator.

DINING ROOM

12' 7" x 7' 7" (3.86m x 2.33m)

This is an extension enhancing the accommodation greatly. Fitted French doors onto the rear garden and side window. Decorative ceiling coving. Radiator.

SHOWER ROOM

5' 7" x 3' 5" (1.72m x 1.05m)

With three piece bathroom suite comprising low level WC and wall mounted sink. Shower enclosure, fully tiled walls and tiled flooring. Radiator.

FIRST FLOOR LANDING

8' 5" x 8' 6" (2.58m x 2.60m)

BEDROOM 1

13' 8" x 7' 5" (4.19m x 2.27m)

With front facing window. Decorative ceiling coving. Radiator.

BEDROOM 2

8' 11" x 8' 5" (2.73m x 2.58m)

Window to the rear and decorative ceiling coving. Radiator.

BEDROOM 3

7' 9" x 7' 6" (2.37m x 2.29m)

With rear facing window and decorative ceiling coving. Radiator.

BEDROOM 4

8' 4" x 6' 11" (2.56m x 2.13m)

With window to the front, fitted picture rail and shelving. Radiator.



Dining Room



Dining Room - Virtually Staged



Bedroom 1



Bedroom 1 - Virtually Staged

BATHROOM

8' 9" x 5' 3" (2.69m x 1.61m)

Well proportioned and being fully tiled. Three piece suite comprising low level WC, sink and panelled bath. Heated towel radiator.

OUTSIDE

The property stands back from the road behind a deep front forecourt which provides off-street parking for multiple vehicles.

To the rear of the property is a west facing expanse of garden offering a sunny aspect and is predominantly laid to lawn. There is a storage shed and patio immediately to the rear of the house.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

VIEWING

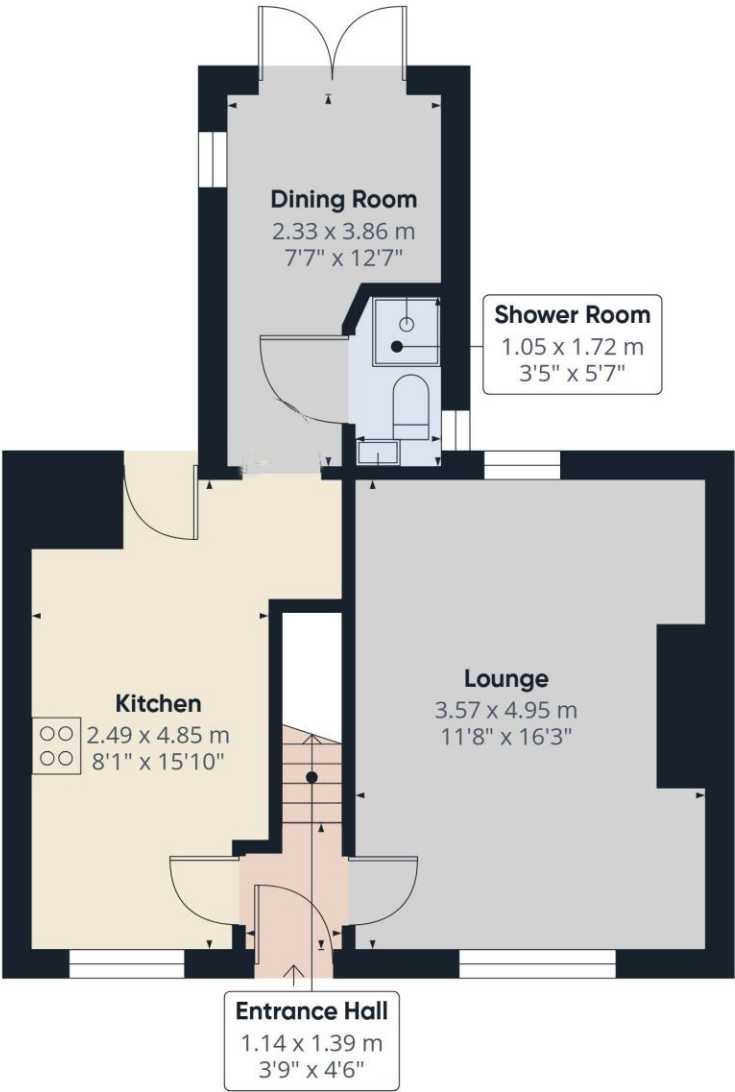
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

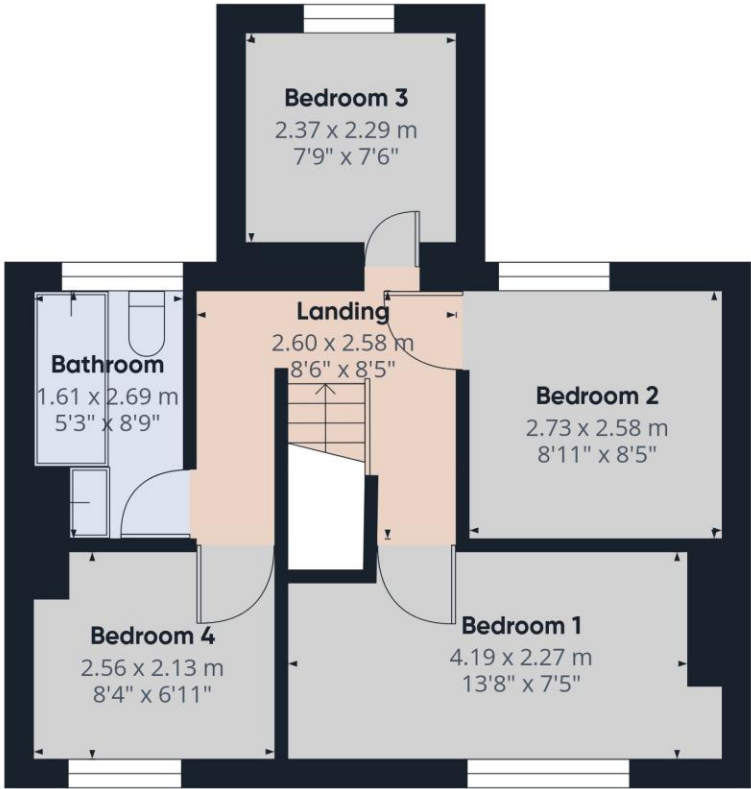


Rear Elevation

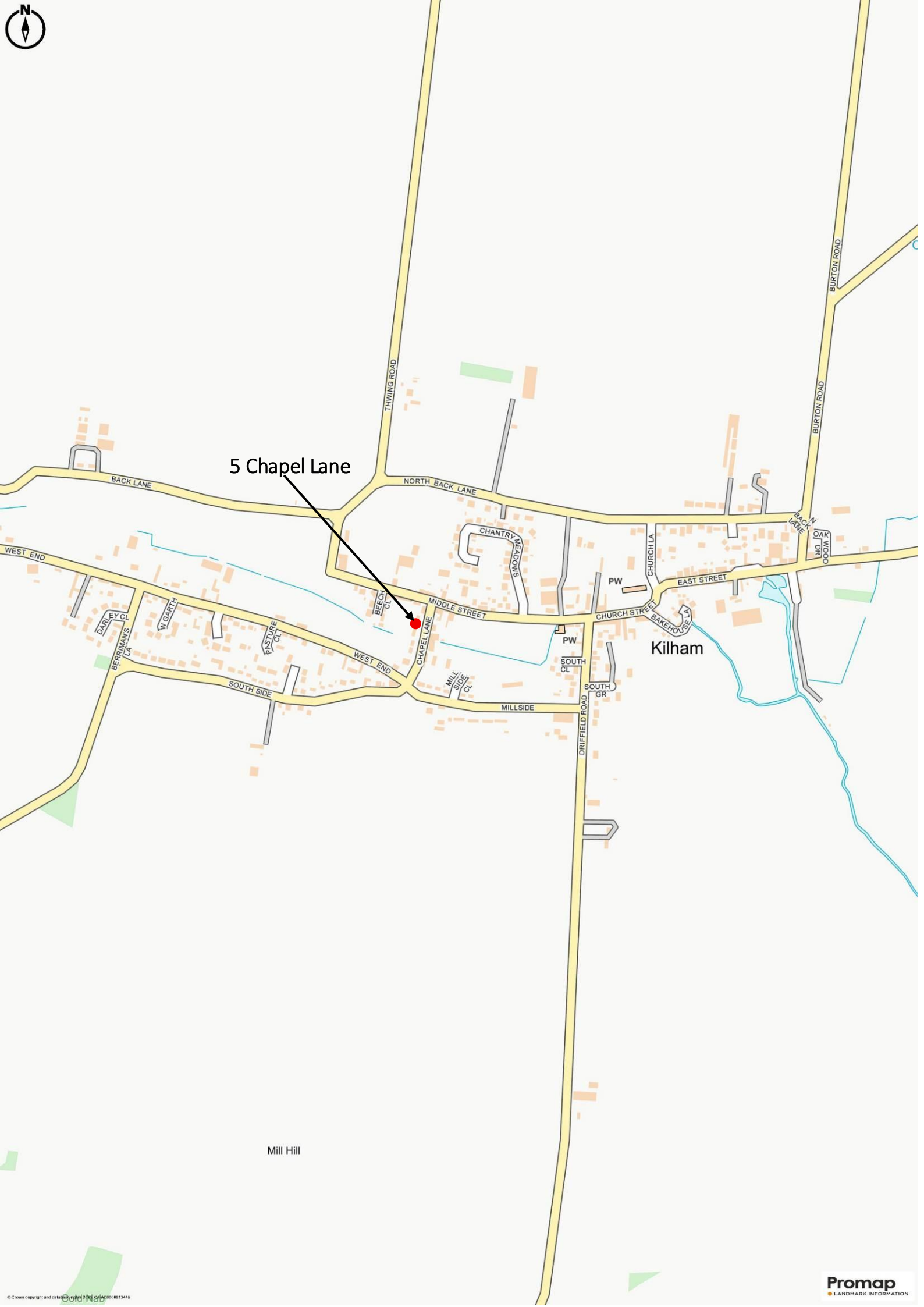
The digitally calculated floor area is 79 sq m (848 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



5 Chapel Lane

Kilham

Mill Hill

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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