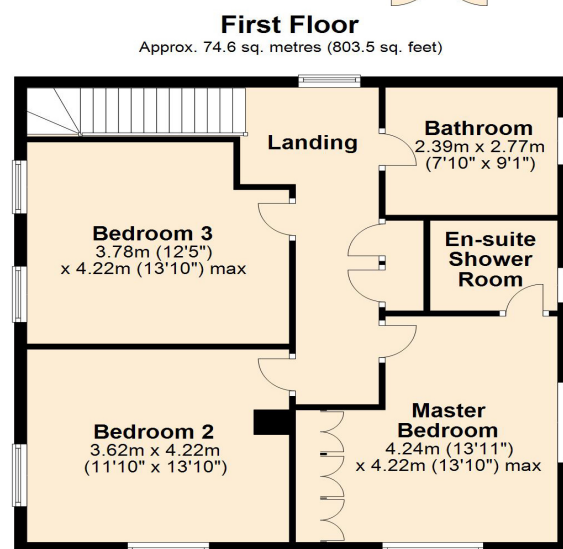
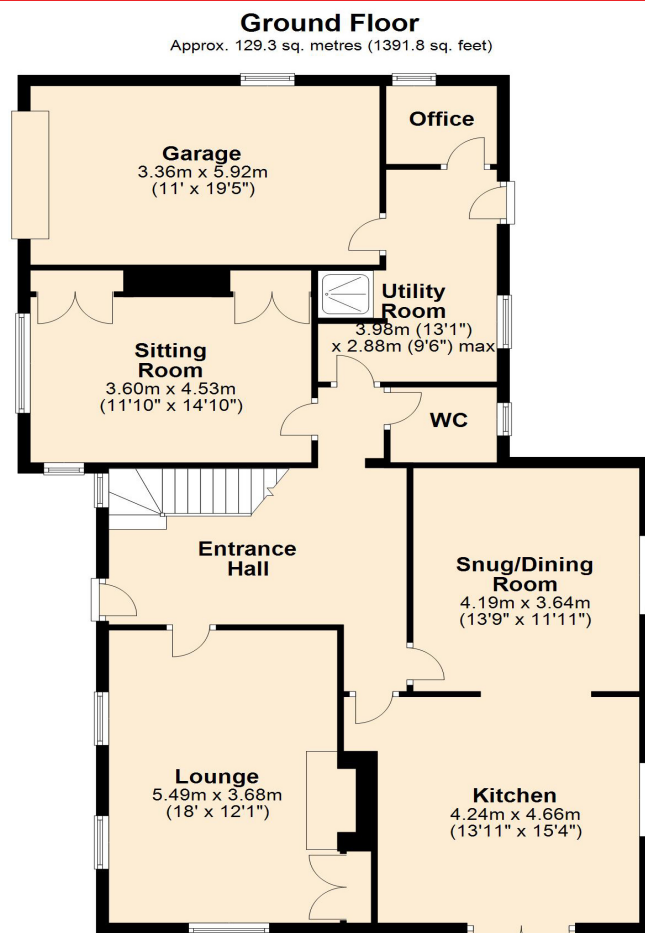




Total area: approx. 203.9 sq. metres (2195.3 sq. feet)

EPC



SERVICES

Mains water, electricity and drainage are connected to the property. The heating is oil fired central heating.

TENURE

The property is held under freehold title.

COUNCIL TAX

To be assessed with East Riding of Yorkshire Council.

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.



£385,000

**2 Chantry Meadows,
Kilham**



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

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Dee Atkinson & Harrison



2 Chantry Meadows, Kilham, YO25 4RB

DESCRIPTION

This attractive and versatile family home provides accommodation extending to approximately 1980 sq ft which has been tastefully decorated and is presented to an exceptionally high standard. The layout of the property is such that it provides three good double bedrooms to the first floor with the option of a fourth bedroom to the ground floor in the study/dining room with cloakroom and shower nearby. Another attractive feature of the property is the delightful walled gardens which enjoy a south facing aspect and includes a large composite decked patio and mature well stocked borders. Must be viewed to appreciate the accommodation on offer.

LOCATION

Kilham was once an important Market Town and main centre of the Wolds, bigger and more important than Driffield. It held annual trading fairs and had a large number of both businesses and population. But as Driffield grew in importance and size due to the use of the Driffield canal for moving goods, so Kilham lost its prominence. Kilham is still in the heart of the Wolds and boasts a popular public house a primary school, 2 churches, garage which sells a range of essential foods and the community hall serves as a post office.



THE ACCOMMODATION COMPRISES: GROUND FLOOR

ENTRANCE HALL

With laminate flooring, moulded cornices to the ceiling, telephone point, double radiator, two wall light points, thermostat for the central heating and staircase leading off.

LOUNGE

With open fire having a Baxi grate set in a Adams style fireplace, alcove cupboard and shelves, moulded cornices to the ceiling, double radiator, TV aerial point and picture light point.

KITCHEN

Fitted with an attractive range of high gloss modern kitchen units including a one and a half bowl ceramic sink with mixer tap, base and wall units, soft close drawers, pull out larder cupboard, rounded corner cupboards, 'Delonghi' stainless steel fronted range cooker with five ring ceramic hob, stainless steel splash back and extractor canopy over, plumbing for a dishwasher, space for a fridge/freezer, coving to the ceiling, halogen inset spotlights, double radiator, wood block effect work surfaces, Oak flooring and double doors opening to the deck patio. Open archway leading to:

SNUG/DINING ROOM

With double radiator, moulded cornices to the ceiling, TV aerial point and Oak flooring.

SITTING ROOM

With alcove cupboards and shelves to both sides of an ornamental chimney breast, double radiator and moulded cornices to the ceiling. This room could serve as fourth bedroom if required.

WC

With dual flush low level WC, pedestal wash hand basin, laminate flooring and single radiator.

UTILITY ROOM

Fitted with base and wall units having work top space over, stainless steel sink with mixer tap, extractor fan and inset spotlights to the ceiling.

OFFICE

With base cupboards, fitted shelving, laminate flooring.

FIRST FLOOR

LANDING

With built-in airing cupboard and linen cupboard, coving to the ceiling, halogen inset spotlights, access to the roof space.

MASTER BEDROOM

With fitted wardrobes to one wall, providing hanging and storage space, coving to the ceiling, double radiator and TV aerial point.

EN-SUITE SHOWER ROOM

With fully tiled corner shower cubicle, low level WC, pedestal wash hand basin, ceramic tiled floor, chrome heated towel rail, coving to the ceiling, half tiled walls and single radiator.

BEDROOM TWO

With double radiator and coving to the ceiling, TV aerial point.

BEDROOM THREE

With double radiator, coving to the ceiling and TV aerial point.

BATHROOM

With a large encased bath with independent shower and screen over, pedestal wash hand basin, dual flush low level WC, Oak flooring, double radiator and halogen inset spotlighting.

OUTSIDE

The front of the property faces West onto Chantry Meadows and wrought iron gates open onto a tarmac driveway which provides off street parking for two cars and gives access to the single garage with up and over door power and light connected. There is a gravelled area of low maintenance garden planted with shrubs and conifers. The main garden lies to the South side and includes a large composite decked patio with steps leading down to a shaped area of lawn with well stocked mature flower and shrub borders. The garden is walled to three sides and has a pedestrian gate opening out onto Middle Street. To the rear of the property is a useful utility area with greenhouse and gravelled area.