

CLUBLEYS



The Bungalow, Kilnwick Lodge,
Kilnwick YO25 9JB
Offers over £350,000



VIRTUAL TOUR AVAILABLE A wonderful detached dormer bungalow standing on a generous corner plot with stunning gardens and a gravelled driveway providing parking for numerous vehicles. The property is impressive both inside and out, internally the ground floor accommodation is spacious having a central reception hallway with the impressive formal lounge off, a well fitted dining kitchen that offers a more informal eating area with utility room and cloak room off. The dining room stands off the kitchen and has access off to the rear study and bathroom, this area has potential for an extra bedroom or part of an annex. The conservatory provides a peaceful sitting area, a space to unwind and relax and enjoy views over the garden. Upstairs there are four bedrooms, master en-suite shower room and family bathroom. The property comes with the option of an additional strip directly opposite the property, this available by separate negotiation.

LOCATION

The bungalow is situated in the beautiful Yorkshire Wolds half way between Beverley and Driffield, just approximately 100 yards to Beswick and Watton infant and junior school and a regular school bus service for Driffield school. Hutton Cranswick is 2 miles away which boasts a convenience store, post office, garden centre, industrial estate and train station on the Hull/Scarborough line. The property is located with convenient access to the M62.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Tiled floor.

RECEPTION HALLWAY

5.25m x 3.51m (17'3" x 11'6")

Coal effect electric fire set on a stone hearth and back with wood surround. Radiator, ceiling coving, TV aerial point.

LOUNGE

7.93m x 4.00m (26'0" x 13'1")

Log effect electric stove set in a feature brick fireplace with tiled hearth and wooden mantle over.

DINING KITCHEN

3.79m x 6.17m (12'5" x 20'3")

Fitted with a range of wall and base units comprising work surfaces 1.5 bowl stainless steel sink unit, extractor hood and plumbing for dishwasher. Radiator, part tiled walls, ceiling coving. Log effect electric stove set in a brick fireplace, stone hearth and wooden mantle.

UTILITY

2.83m x 3.66m (9'3" x 12'0")

Fitted base units comprising work surfaces stainless steel sink unit and plumbing for automatic washer. Tiled floor, PVC rear entrance door, radiator, cupboard housing hot water cylinder, extractor fan and internal door to garage.

CLOAKROOM

Two piece white suite comprising low flush WC and wash hand basin with tiled splash back. Radiator, tiled floor, extractor fan and ceiling coving.

DINING ROOM

5.26m x 3.19m (17'3" x 10'6")

Coal effect electric fire set on a marble effect inset and hearth with wood surround. PVC double doors leading to the conservatory.

CONSERVATORY

3.94m x 4.66m (12'11" x 15'3")

PVC glass to floor windows with polycarbonate roof and PVC rear entrance door. Tiled floor and radiator.

STUDY

5.26m x 2.83m (17'3" x 9'3")

Log effect electric stove set on a composite fireplace. Radiator, ceiling coving, fitted cupboard and PVC door to the rear garden. Could also serve as a fifth bedroom.

BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and high flush WC. Part tiled walls, radiator and ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Velux window, fitted cupboard.

BEDROOM 1

4.07m x 5.33m (13'4" x 17'6")

Two radiators, decorative beams, ceiling coving, TV aerial point.

EN-SUITE BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, free standing bath with shower over. Radiator, laminate flooring, extractor fan, Velux window.

BEDROOM 2

3.82m x 7.07m (12'6" x 23'2")

Two radiators, decorative beams, ceiling coving, TV aerial point.

BEDROOM 3

3.81m x 3.43m (12'6" x 11'3")

Radiator, decorative exposed beams, TV aerial point.

BEDROOM 4

3.24m x 2.60m (10'8" x 8'6")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin with tiled splash back. Radiator, extractor fan, eaves storage space, Velux window, laminate flooring, recessed ceiling lights and part tiled walls.

OUTSIDE

Standing on a generous corner plot with stunning gardens and a gravelled driveway providing parking for numerous vehicles. The property comes with the option of an additional strip directly opposite the property, this available by separate negotiation.

GARAGE

Up and over door, power and light, stainless steel sink unit.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

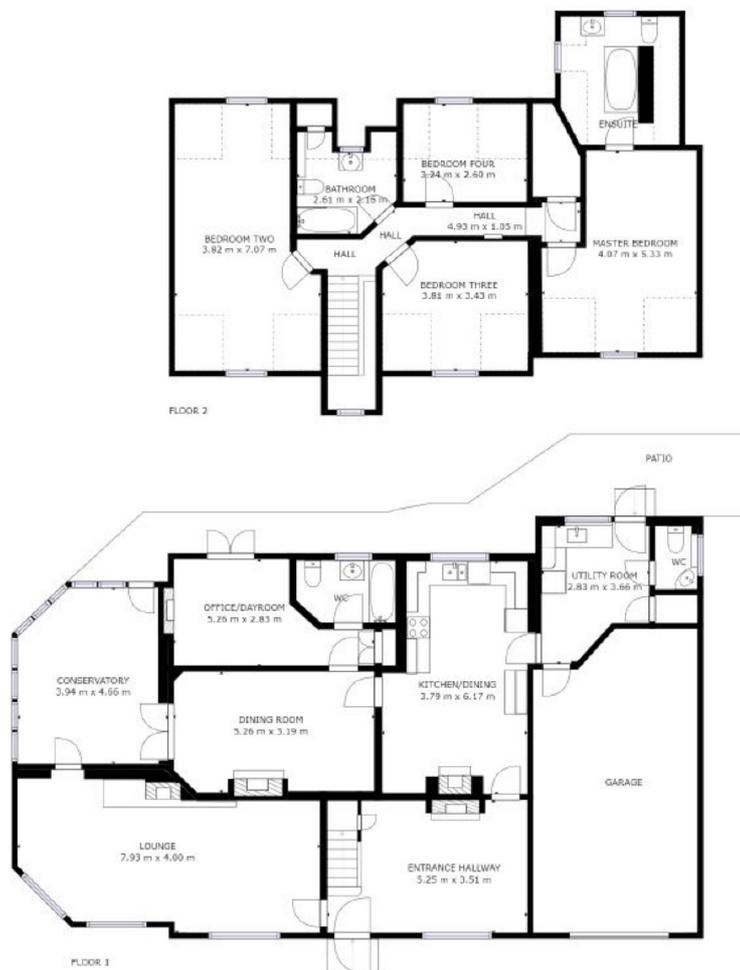
APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND C





GROSS INTERNAL AREA
 FLOOR 1: 138 m², FLOOR 2: 79 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 22 m²
 TOTAL: 216 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
 9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



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