15 School Lane
Kilnwick, Driffield, East Yorkshire YO25 9JE
Price £325,000

W&P WOOLLEY & PARKS

*** A DETACHED TRUE BUNGALOW WITH DELIGHTFUL GARDENS, IN AN IDYLLIC RURAL VILLAGE LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

HURRY TO VIEW this attractive home, boasting in excess of 1100 SQFT of beautifully appointed accommodation, with the added benefit of ENERGY EFFICIENT air source heating! The property occupies an attractive garden plot at the heart of Kilnwick - a wonderfully tranquil village standing conveniently between the popular market towns of Beverley and Driffield. Having been improved by the present owners in recent years, the spacious layout briefly comprises Entrance Hall, Living Room, Dining Kitchen, Three Bedrooms, En-Suite Bathroom and house Shower Room, with driveway parking, integral Garage and established gardens to both the front and rear.

Location
The pretty village of Kilnwick lies in an idyllic location, surrounded by Yorkshire Wolds countryside, off the A164 link road between the highly regarded market towns of Beverley, approximately 8 miles to the south, and Driffield, approximately 7 miles to the north. There is a wonderful village community, with regular social events hosted at the village hall and the All Saints Church. Primary schooling is provided at the Beswick & Watton school situated just a mile to the east of the village. In 2017, local beneficiaries gifted some 6.5 acres of land at the west end of the village to create a charity owned and operated Eco Park to serve the communities of local villages. There are open grass recreation spaces for ball games, wooden play area equipment, various seating and picnic areas, nature habitat area and a woodland plantation which saw 1,000 trees planted by local volunteers. The village lies along the 'Minster Way Walk' - a popular walking route between the fabulous Minsters of York and Beverley - as well as enjoying convenient access to a network of country lane cycling routes.

Entrance Hall
7'8" x 4'10" (2.34m x 1.47m)

A modern composite entrance door, with double glazed panel detail, opens to a welcoming lobby space, with fitted door matting and carpet, telephone/media points and a radiator.

Living Room
16'10" x 11'2" widens (5.13m x 3.40m widens)

A bright, airy and spacious main reception room features ceiling coving, fitted carpet, two radiators, TV point and a double glazed window to the front elevation.

Dining Kitchen
19'6" x 15'0" max (5.94m x 4.57m max)

A fabulously spacious Kitchen easily accommodates a sizeable dining table, with a comprehensive fitment of base, wall and drawer units in a cream Shaker finish, oak effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric double oven and grill, electric hob with stainless steel extractor cowl above, under-counter and a dishwasher. With ceramic floor tiling complete with under floor heating, ceiling coving, built-in store cupboard, two radiators, three double glazed windows to the rear and side elevations and a composite stable door opening to the rear garden.

Inner Hall
With fitted carpet and a generous built-in storage cupboard. A loft hatch, with drop down ladder, gives convenient access to a sizeable loft area.

Shower Room
8'1" x 7'4" (2.46m x 2.24m)

Beautifully presented with a modern white suite comprising of a large shower enclosure with rainfall head and additional riser rail attachment, vanity wash basin with cabinet below, and the WC. With attractive granite effect wall boarding, tiled flooring with underfloor heating, extractor fan, towel radiator, electric shaver charge point and two double glazed privacy windows to the rear elevation.

Bedroom One
10'10" x 10'1" (3.30m x 3.07m)

A very comfortable double room with ceiling coving, radiator, fitted carpet and a double glazed window to the side elevation.

En-Suite Bathroom
9'3" x 4'9" (2.82m x 1.45m)

A stylishly appointed facility provides an attractive white suite comprising panelled bath with mixer shower attachment, vanity wash basin with cabinet below, and the WC. With splash back wall boarding, towel radiator, extractor fan, electric shaver socket, tiled flooring with underfloor heating, and a double glazed privacy window to the rear elevation.

Bedroom Two
11'11" x 10'10" (3.63m x 3.30m)

A nicely proportioned double room enjoying a dual aspect via double glazed windows to the front and side elevations, with radiator, ceiling coving and fitted carpet.

Bedroom Three
10'8" x 7'4" (3.25m x 2.24m)

A slightly smaller double room, with radiator, fitted carpet and a double glazed window to the side elevation.

External
The property stands back from the road behind a well stocked garden, with vehicular access onto a driveway approaching the garage.

Integral Garage
14'6" x 10'4" (4.42m x 3.15m)

With up and over door from the driveway, integral door from the Kitchen, electric lighting and power sockets.

Rear Garden
The rear garden is an excellent size, set within a fenced perimeter and enjoys an East facing aspect. Attractively landscaped to provide an expanse of lawn with established, well-planted borders, retained vegetable/fruit planters, raised patio terrace spanning the width of the bungalow and an additional terrace extending to the front and side of the Summerhouse. The Summerhouse is a welcome addition to the property, measuring 3m x 3m, of insulated timber construction with electricity supplied.

Services
The property is understood to be connected to mains water, drainage and electricity. The central heating is supplied via an Air Source Heat Pump.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

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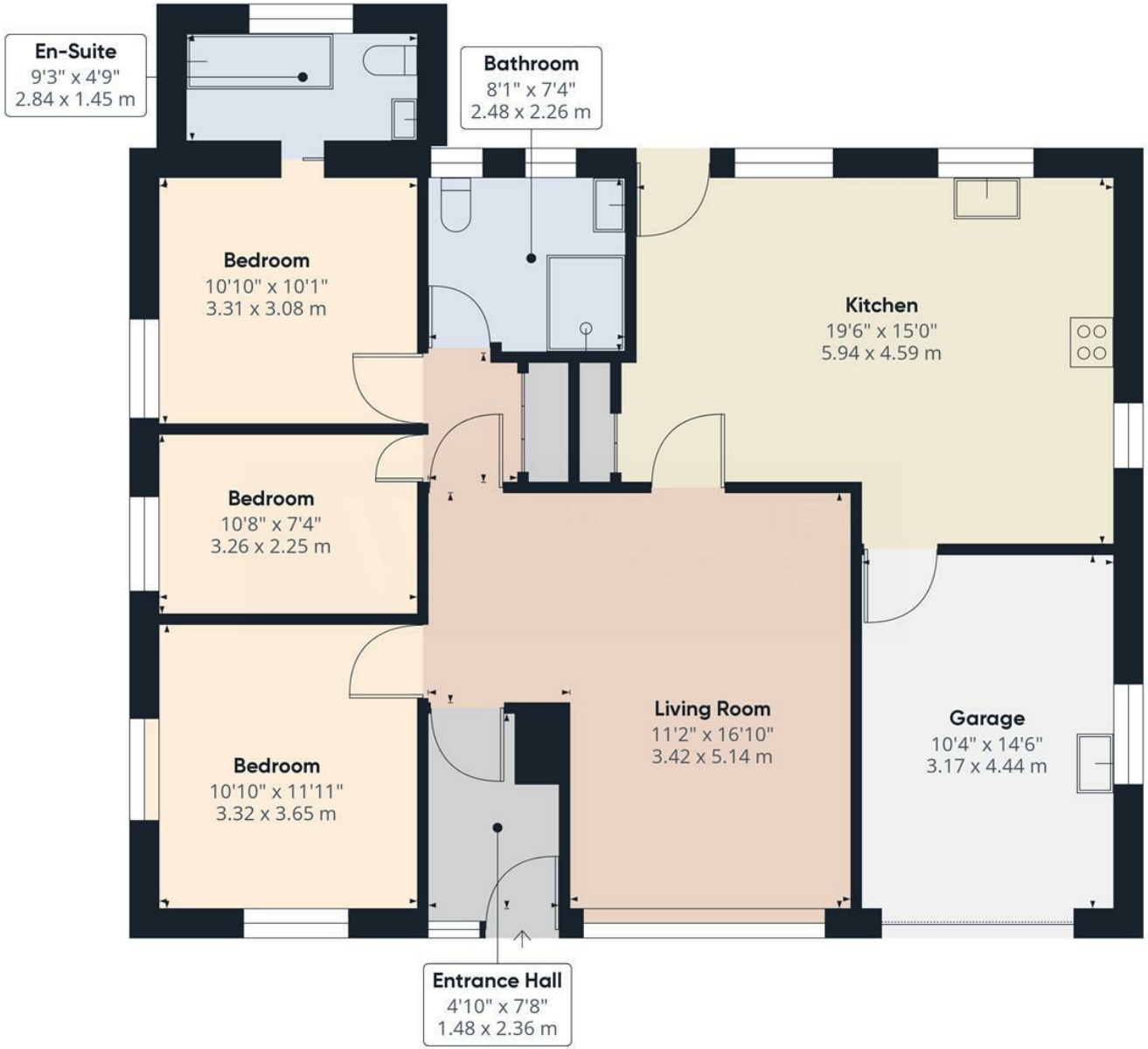

Approximate total area(1)

1178.56 ft²

109.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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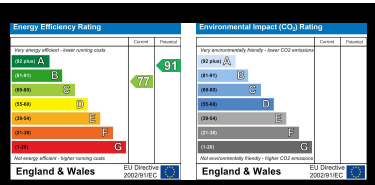
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