

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01377 310077 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## 8, Chantry Meadows,, Kilham, Driffield, East Yorkshire, YO25 4RB Offers in the region of £425,000

**\*\*A FABULOUS FAMILY HOME WITH OPEN VIEWS OF THE VILLAGE CHURCH AND SPACIOUS, FLEXIBLE AND VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS. THIS FOUR BEDROOM PROPERTY SITS ON AN AMAZING PLOT WITH A WELL DESIGNED, PRIVATE, DOG FRIENDLY AND SECURE GARDEN AND IS A MUST SEE TO FULLY APPRECIATE ALL IT HAS TO OFFER\*\***

The property itself was built in the early 1990's and briefly comprises of the following; entrance hall, Lounge, snug, kitchen, dining room, utility room, two bedrooms to the ground floor including bedroom one with ensuite and bedroom four which could be used as an office or additional reception room, followed by a further two bedrooms to the first floor, with shower room, dressing room, playroom, detached garage, private rear garden with a mini orchard and ample space for children to play plus picturesque open views. The driveway has ample space for multiple vehicles.

Kilham is sat in the heart of the Wolds and boasts a primary school, a traditional pub/restaurant and garage.

It is situated only 5 miles north-east of the capital of the Yorkshire Wolds; Driffield and 18 miles from the historic market town of Beverley. Only a short journey from the village are many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore, including Bridlington, Fraisthorpe and Hornsea.

EPC Rating D



01377 310077 | [driffield@willowgreenestateagents.co.uk](mailto:driffield@willowgreenestateagents.co.uk)  
19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633





**ENTRANCE HALL**

Spacious entrance hall with stairs leading for first floor

**LOUNGE**

UPVC bay window to the front aspect, coving, textured ceiling, radiator, gas feature fireplace, TV and power points.

**DINING ROOM**

UPVC window to the rear aspect with views of the garden, coving, textured ceiling, radiator and power points.

**SNUG**

Wooden double glazed French doors onto the garden area, gas feature fireplace, coving, textured ceiling, TV and power points.

**KITCHEN/DINER**

UPVC window to the rear aspect, coving, textured ceiling, tiled floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back sink and drainer unit, integral fridge/freezer, integral microwave, electric oven and hob, extractor hood and power points.

**BEDROOM ONE**

UPVC window to the front aspect, coving, fitted wardrobe suite, radiator, TV and power points.

**EN-SUITE**

UPVC window to the front aspect, radiator, vinyl flooring, fully tiled double shower cubicle, separate bath with mixer taps, low flush WC, wash hand basin with pedestal and tiled walls.

**BEDROOM FOUR/OFFICE**

UPVC window to the front and side aspect, coving, textured ceiling, radiator and power points.

**CLOAKROOM**

Low flush WC and wash hand basin.

**UTILITY**

Range of wall and base units, door to the rear garden.

**FIRST FLOOR LANDING**

Doors leading to bathroom and bedrooms.

**BEDROOM TWO**

UPVC window to the front aspect, textured ceiling, radiator and power points.

**DRESSING ROOM**

Velux window to the rear aspect and textured ceiling.

**SHOWER ROOM**

UPVC window to the rear aspect, separate shower cubicle, radiator, low flush WC, wash hand basin with pedestal, tiled walls and extractor fan.

**BEDROOM THREE**

UPVC window to the side aspect, textured ceilings, radiator and power points.

**PLAY ROOM**

Stain glass window to the side aspect.

**GARAGE**

Up and over door with power and lighting.

**GARDEN**

Private rear garden mainly laid to lawn with plant and shrub borders backing onto open fields with picturesque open views , patio area, a mini orchard producing a wealth of autumn fruit , ample space for children to play, outside tap and lights, side and rear entrance.

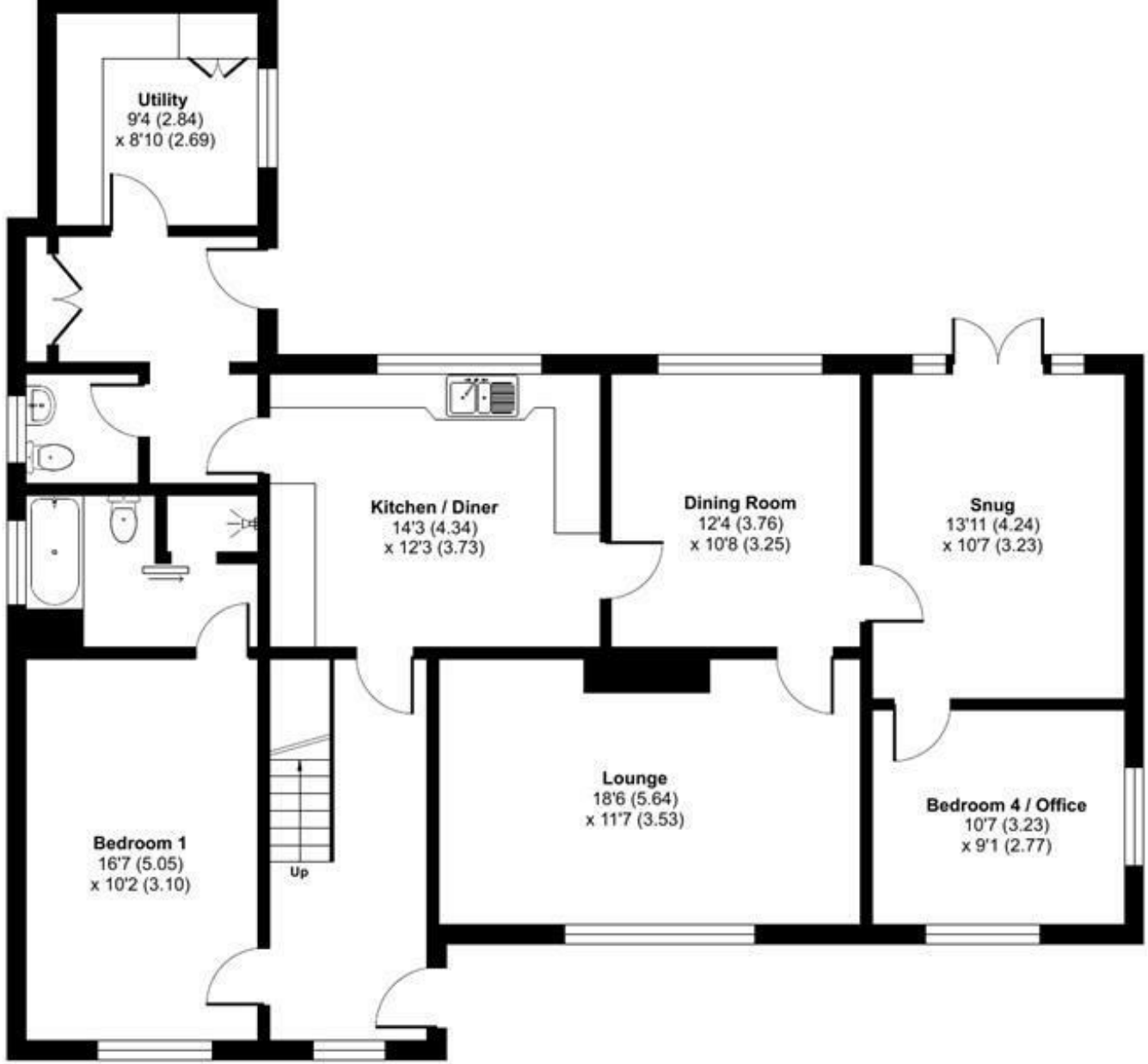
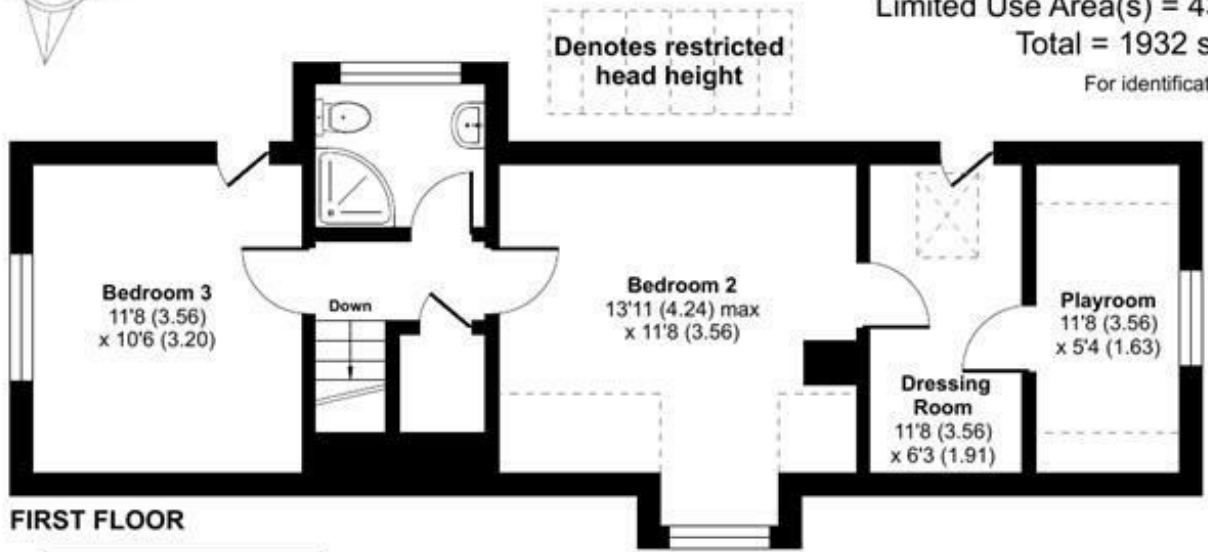
**SERVICES**

OIL HEATING, MAINS GAS AVAILABLE, MAINS DRAINAGE AND WATER.



**Chantry Meadows, Kilham, Driffield, YO25**

Approximate Area = 1889 sq ft / 175 sq m  
Limited Use Area(s) = 43 sq ft / 4 sq m  
Total = 1932 sq ft / 179 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 939243

