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**Bank House, 25 Main Street
Wetwang
YO25 9XL**

BE IMPRESSED - VIEW TODAY!

Character house approx. 120 square metres Yorkshire Wolds village location

Versatile accommodation

Large south facing garden

3 Bedrooms

Asking Price Of:

£199,950



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Bank House, 25 Main Street

Wetwang

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Upon entering this fantastic home, you will certainly not fail to be impressed. Having been comprehensively overhauled by the vendors, this is a delightful example of a period style property which exudes charm and character. The accommodation is extensive and versatile plus, in addition there is a delightful rear garden which is a fantastic addition to the home. The original layout of the property, which is arranged on three floors, has been extended to the rear, adding an additional reception space to the three bedrooms.

In all, A FABULOUS HOME which will certainly take some beating.

WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffield to York and beyond. Features of the village include the charming village pond and Norman church of St. Nicholas, which dates back to the 13th Century. The village school was erected by Sir Tatton Sykes Bart AD1845. "Enlarged AD1866 according to the plaque on the school wall."

ENTRANCE HALL

A beautifully appointed reception to this delightful home featuring picture rail and tiled flooring.

LOUNGE

10' 6" x 12' 6" (3.21m x 3.83m)

A front facing room with period style radiator and feature chimney breast with inset niche. Concealed electric and television point on the chimney breast therefore offering provision for a wall mounted TV.



DINING ROOM

11' 1" x 15' 9" (3.39m x 4.81m)

The central hub of the house with a stunning solid fuel stove set within a brickwork chimney breast and flagged hearth as it's focal point, part panelled walls topped with a dado rail. Beamed ceiling and staircase leading off. Exterior door. Open plan into:



KITCHEN

7' 11" x 19' 5" (02.43m x 5.94m)

Feature painted built-in dresser style unit and further range of fitted kitchen units featuring Shaker style doors in medium oak. This covers with worktops over and wall mounted cupboards to match. Space and provision for a range style cooker having a double extractor canopy over. Fitted laminate flooring. The step up leads to the utility part of the kitchen which features one and a half bowl sink with mixer tap. Space and plumbing for automatic washing machine and space for a dryer. Space for refrigerator and fridge freezer.



BATHROOM

Beautifully fitted with deep curved edge to bath, WC and pedestal wash basin. Separate walk in shower, ceramic tiled floor and chrome heated towel rail. Half tiled walls.



LANDING



BEDROOM 1

12' 9" x 10' 7" (3.9m x 03.25m)

A stunning front facing room with its focal point being an exposed brickwork chimney breast with inset niche, and coving to ceiling and built-in storage cupboard. Radiator.



BEDROOM 2

10' 0" x 10' 11" (03.07m x 03.35m)

Beautifully presented and having views across the Wolds and onto the rear garden. Built-in storage cupboard and coved ceiling.



BEDROOM 3

14' 0" x 14' 7" (4.29m x 4.46m)

Part of the original construction of the property, now enhanced and benefitting from being heated and having fitted laminate flooring. Two Velux style windows and access to the roof void.



WC

Fitted suite including low-level WC and vanity wash basin. Coving to ceiling and half tiled walls.

OUTSIDE

The gardens are extensive and include various patio/seating areas with further views on to predominantly lawned gardens.

There is a pedestrian right of access in favour of the adjacent neighbour to the rear of the property This is for the purpose of bins.



CENTRAL HEATING

The property benefits from solid fuel central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

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.

Floor plans are for illustrative purposes only.

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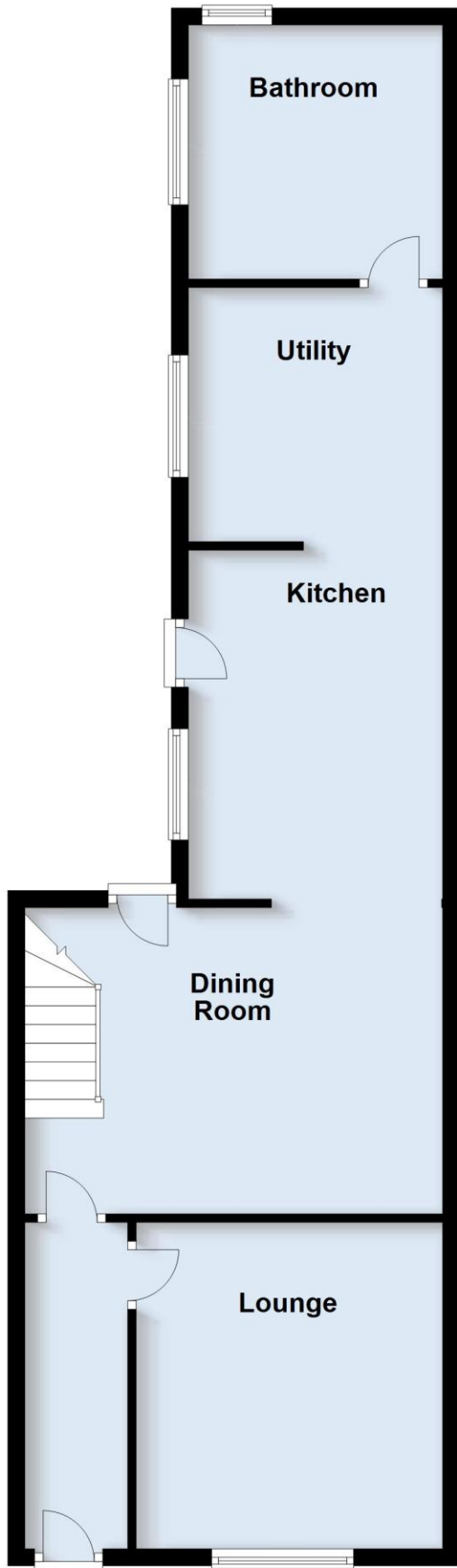
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VIEWING

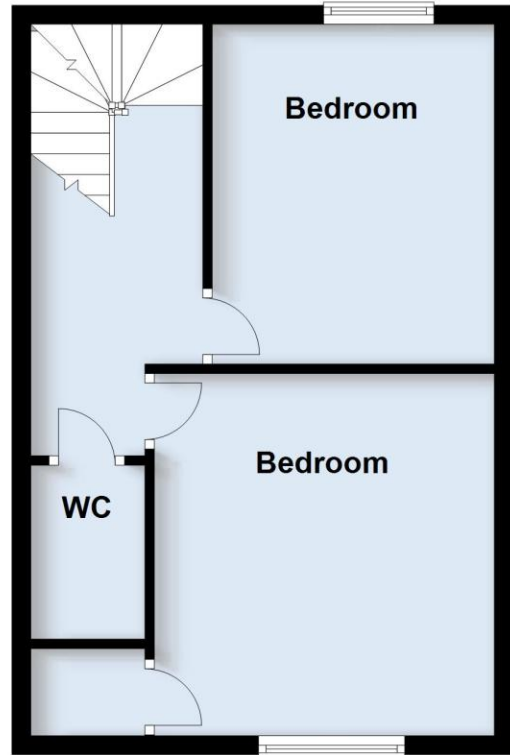
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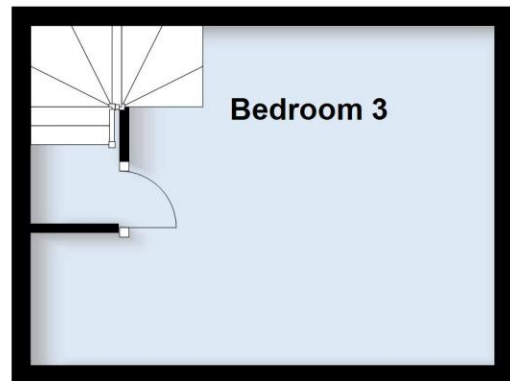
Ground Floor

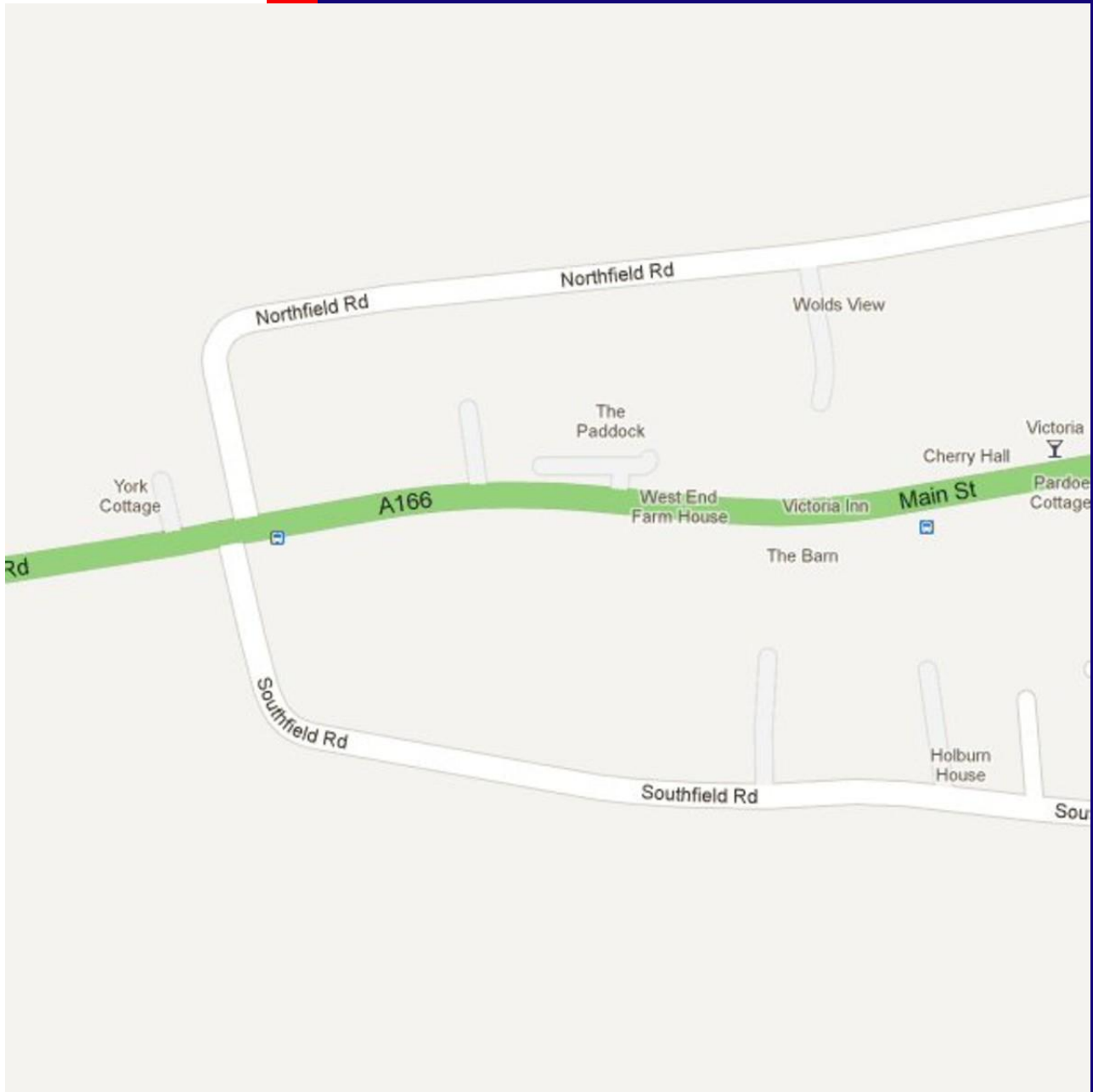


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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