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**24 Thorndale Croft
Wetwang
YO25 9XZ**

Excellent starter/investment property
Beautifully presented throughout
Off-street parking

Two bedrooms
CH & DG
Wood burning stove

**Asking Price Of:
£115,000**



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24 Thorndale Croft

Wetwang
YO25 9XZ



An excellent example of a two-bedroom static home in this location, having been comprehensively upgraded and re-fitted to an excellent standard.

Upon entry to the property you will be greeted by a solid fuel room heater within a brickwork fire place, being the focal point of what is a lovely room.

There is a staircase leading off to the first floor and door leading into a well-fitted breakfast kitchen. The central heated property also includes two bedrooms on the first floor and bathroom which is again re-fitted. There is a small garden to the rear plus private parking.

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 LOBBY

With direct access into:

LOUNGE

11' 11" x 11' 6" (3.64m x 3.53m)

A lovely light and airy room with feature solid fuel stove within a brickwork fireplace with timber mantle and flagged hearth. Coving to ceiling and quarter turn staircase leading off. Radiator.



KITCHEN

13' 3" x 11' 7" (4.06m x 3.55m)

Extensively fitted with a range of modern kitchen units featuring Shaker style doors finished in white with chrome handles.

Inset stainless steel sink with swan neck mixer tap and base, beneath, integrated stainless steel oven and Electric hob with extractor canopy over. Ceramic tiled floor, radiator and built-in under stairs storage cupboard.





LANDING

BEDROOM 1 11' 7" x 11' 4" (3.54m x 3.46m)
Front facing room, coving to ceiling and radiator.



BEDROOM 2 8' 6" x 10' 3" (2.61m x 3.13m)
Rear facing room, radiator and built-in over stairs storage.

BATHROOM Fitted suite in white comprising panelled bath with electric shower over, pedestal wash basin and low level WC. Radiator.



OUTSIDE

The property stands back from the road with a shallow gravelled forecourt. To the rear is a vehicular access and parking plus small garden/yard area.



CENTRAL HEATING

The property benefits from gas fired (leg) central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

SERVICES

Mains water electricity and drainage are connected to the property.

TENURE

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

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 E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

WHAT'S YOURS WORTH?

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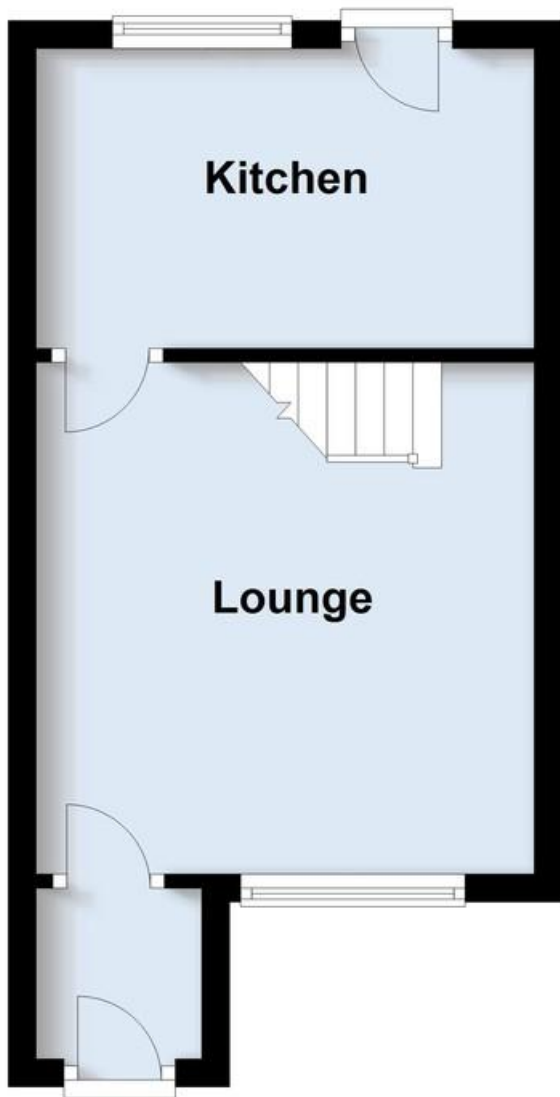
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VIEWING

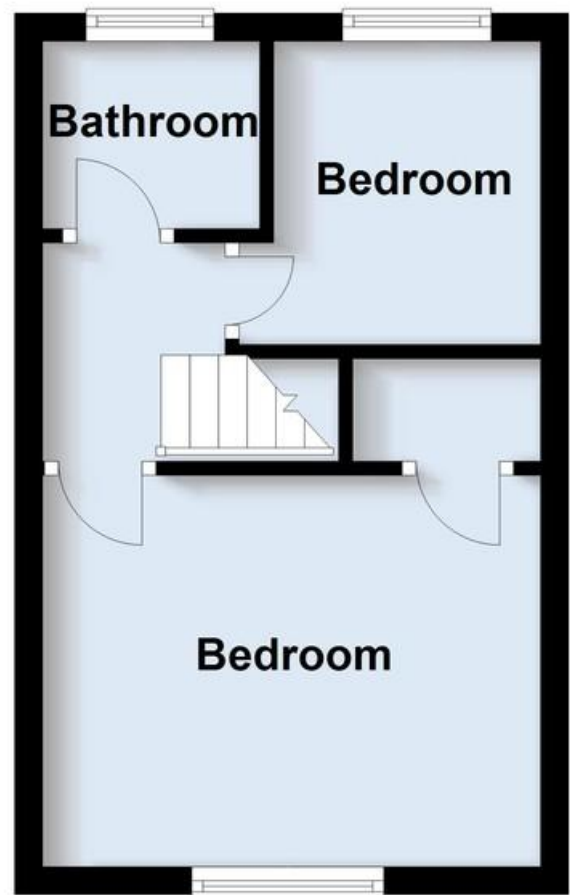
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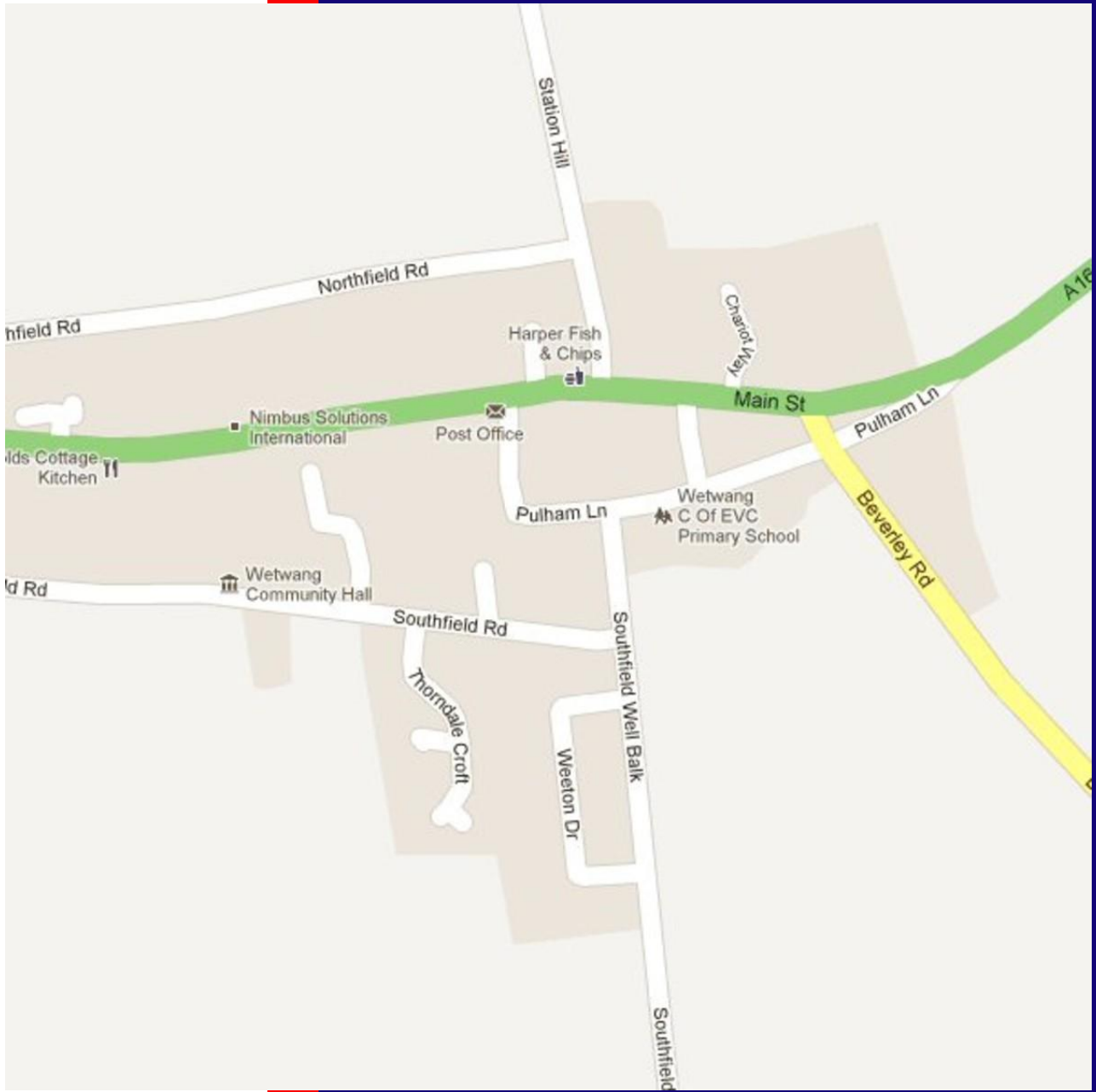
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Ground Floor



First Floor







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