



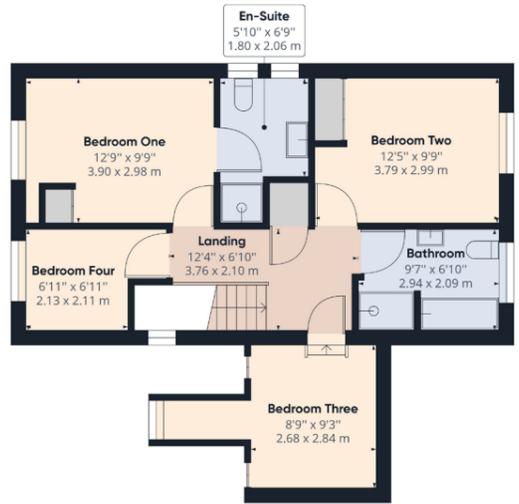
Approximate total area<sup>(1)</sup>  
908.04 sq ft  
84.36 sq m

Reduced headroom  
9.97 sq ft  
0.93 sq m

(1) Excluding balconies and terraces  
(2) Reduced headroom (Below 1.9m & 2.0m)

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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Approximate total area<sup>(1)</sup>  
601.37 sq ft  
55.87 sq m

(1) Excluding balconies and terraces

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Dee Atkinson & Harrison

**Asking Price**  
**£350,000**

**6 The Paddock,**  
**Wetwang, YO25 9YG**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**SERVICES**  
Air source heat pump, mains water, electric and sewage.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH- 4'2 (1.28m) x 3'3 (0.99m)**

Door to the front aspect, coving, fitted carpet and radiator.

**CLOAKROOM- 6'11 (2.11m) x 3'4 (1.04m)**

Opaque window to the front aspect, coving, partially tiled walls, low flush WC, wall mounted sink and laminated flooring.

**LOUNGE- 16'0 (4.89m) x 17'0 (5.18m)**

Bay window to the front aspect, window to the side aspect, double door leading to the dining room, coving, stairs leading to the first floor landing, electric fireplace with marble hearth and solid wood surround, fitted carpets, radiator, TV point, telephone point and power points.

**DINING ROOM- 15'4 (4.69m) x 8'8 (2.66m)**

Double doors to the rear leading to the conservatory, exposed beams, log burner style electric fireplace, tiled hearth, fitted carpets, radiator and power points.

**KITCHEN/BREAKFAST AREA- 15'5 (4.70m) x 7'11 (2.43m)**

Window to the rear aspect, coving, a range of wall and base units, tiled splash back, sink with drainer unit, integrated dishwasher, integrated fridge/freezer, electric hob, electric double wall mounted oven, extractor hood, laminated flooring, radiator and power points.

**OFFICE/STUDY- 9'5 (2.88m) x 9'4 (2.86m)**

Multi-purpose room which has door and window to the rear aspect, window to the side aspect, exposed beams, laminated flooring, radiator and power points.

**CONSERVATORY- 11'8 (3.57m) x 8'1 (2.47m)**

Door to the side aspect and windows to all four aspects, tiled flooring and power points.

**FIRST FLOOR LANDING**

Window to the side aspect, coving, storage cupboard, fitted carpets, radiator, power points and loft access.

**BEDROOM ONE- 12'9 (3.90m) x 9'9 (2.98m)**

Window to the front aspect, coving, storage cupboard, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 5'10 (1.80m) x 6'9 (2.06m)**

Opaque windows to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity units, walk in fully tiled shower cubicle, fitted carpets and radiator.

**BEDROOM TWO- 12'5 (3.79m) x 9'9 (2.99m)**

Opaque window to the rear aspect, coving, fitted wardrobes, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 8'9 (2.68m) x 9'3 (2.84m)**

Window to the front aspect, storage cupboards, fitted carpets, radiator, TV point and power points.

**BEDROOM FOUR- 6'11 (2.13m) x 6'11 (2.11m)**

Window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

**BATHROOM- 9'7 (2.94m) x 6'10 (2.09m)**

Window to the rear aspect, coving, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled walk in shower cubicle, panelled bath with mixer taps and over head shower attachment, bidet, fitted carpets and radiator.

**GARDEN**

Well proportioned north-east facing garden which has large patio area, partially gravelled, mature shrub and flower borders with fruit trees, side gate access to the front of the property, outside tap and timber built outbuilding with door and windows and power.

**GARAGE- 17'2 (5.24m) x 9'4 (2.85m)**

Integral garage which is an electric up and over door, rear pedestrian door, sink, plumbing for washing machine, power and lighting.

**PARKING**

Off street parking for multiple cars and could even fit a motorhome/caravan.

# 6 The Paddock, Wetwang, YO25 9YG

**DESCRIPTION**

6 The Paddock is a four bedroom detached property which forms part of a small and private cul-de-sac tucked away in the heart of Wetwang. Sitting on a superior size plot, this family home individual and boasts space is making it stand out from the rest of them. Having four reception rooms allows it to be an extremely versatile home, as well as offering gorgeous open countryside views.

The property briefly comprises:- entrance porch, cloakroom, lounge, dining room, kitchen/breakfast area, office/study and conservatory. First floor landing with four bedrooms, one with en-suite and family bathroom and shower room. Externally there is a large rear garden, integral garage and off street parking for ample cars.

**LOCATION**

Wetwang has easy access to the local amenities within the village such as the fabulous fish and chip shop, public house, primary school, the community hall and doctors surgery. Wetwang offers easy access to the Cities of York and Hull as well as local market towns of Driffild, Beverley, Pocklington and Malton.

