



62 Southfield Road
Wetwang, Driffield, Yorkshire YO25 9XX
Offers over £240,000

WP WOOLLEY
& PARKS

62 Southfield Road, Wetwang, Driffield, Yorkshire YO25 9XX

*** LARGE DETACHED BUNGALOW WITH STUNNING VIEWS ***

** VIRTUAL TOUR AVAILABLE **

This three bedroom detached bungalow is being offered to the market in a good condition and benefits from beautiful countryside views to the front. Having been lovingly maintained over the years and situated within the popular village of Wetwang, this home must be viewed to fully appreciate the size and quality on offer! Internal accommodation briefly comprises entrance hall, lounge, kitchen / dining room, conservatory, master bedroom, second double bedroom, third bedroom and shower room. Externally there is a single garage and well presented gardens to front and rear. Properties of this standard are rarely available for long so call to arrange a viewing at your earliest convenience!

Entrance Hall

With double glazed external door to front elevation, radiator, loft access, air source boiler cupboard and fitted carpet.

Lounge 16'5 x 11'9 (5.00m x 3.58m)

With double glazed bay window to front elevation offering stunning countryside views, log burning stove with ornate surround, television point, radiator and fitted carpet.

Kitchen / Dining Room 13'1 x 16'11 (3.99m x 5.16m)

A large kitchen with wall and base units, roll top work surfaces, inset ceramic sink, freestanding cooker, plumbing for free standing appliances, double glazed window to rear elevation, double glazed external door to side, patio doors to conservatory and laminate flooring.

Conservatory 7'4 x 12'9 (2.24m x 3.89m)

With double glazed windows to rear and both side elevations and fitted carpet.

Master Bedroom 12'0 x 11'2 (3.66m x 3.40m)

With double glazed window to rear elevation, fitted wardrobes, radiator and fitted carpet.

Bedroom Two 10'8 x 9'11 (3.25m x 3.02m)

With double glazed window to front elevation boasting stunning views, fitted wardrobes, radiator and fitted carpet.

Bedroom Three 11'11 x 7'2 (3.63m x 2.18m)

With double glazed window to rear elevation, radiator and fitted carpet.

Shower Room 6'8 x 8'0 (2.03m x 2.44m)

With large walk in shower unit with mains shower over, part tiled walls, pedestal wash basin, low flush WC, radiator and double glazed window to side elevation.

Garage 17'0 x 8'7 (5.18m x 2.62m)

With electric roller garage door, power and light.

External

Externally the property sits on a fantastic plot! The front boasts a lawned front garden and driveway providing off street parking. The rear garden is generous and private, mostly laid to lawn with two sheds, mature shrubbery and decorative borders.

Services

Air Source Heating.
Mains Drainage.

Solar Panels

The property benefits from having solar panels, please ask the office for more details.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to

two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Agents Note

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

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.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.





Approximate net internal area: 1007.66 ft² (1158.96 ft²) / 93.61 m² (107.67 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

