



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



SERVICES
Oil fired central heating, mains water and electric.

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.



Guide Price
£294,000

2 The Paddock,
Wetwang, YO25 9YG



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2 The Paddock, Wetwang, YO25 9YG

DESCRIPTION

Located on a private cul-de-sac, 2 The Paddock has been meticulously maintained by it's current owner to create a beautiful and cosy home. Offering generously proportioned reception rooms and four bedrooms, this would make a great home for any growing family and also for those who are looking for a property which is move in ready. The property also benefits from stunning countryside views to the rear, impeccably landscaped private garden and is worth more than just a passing glance!

The property briefly comprises:- entrance hall, cloakroom, lounge, dining room, kitchen, utility space, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden, integral garage and off street parking.

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 Driffield, Beverley, Pocklington and Malton.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4'3 (1.31m) x 3'3 (1.01m)

Door to the front aspect, coving, laminated wood style flooring 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 wood style flooring.

LOUNGE- 18'5 (5.62m) x 14'2 (4.32m)

A spacious living room with bay window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, electric fireplace, fitted carpets, radiator, telephone point, TV point and power points.

DINING ROOM- 15'5 (4.71m) x 8'9 (2.69m)

French doors to the rear aspect, coving, fitted carpets, radiator and power points.

KITCHEN- 15'5 (4.71m) x 8'1 (2.47m)

Window to the rear aspect, coving, a range of wall and base units, tiled splash back, one and a half sink with drainer unit, integrated dishwasher, space for fridge/freezer, additional integrated fridge, eye-level electric oven, electric hob, extractor hood, laminated wood style flooring, radiator, TV point and power points.

UTILITY ROOM- 7'1 (2.18m) x 9'4 (2.86m)

Window and door to the rear aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 12'6 (3.83m) x 6'11 (2.11m)

Window to the side aspect, coving, built in storage cupboard, fitted carpets and power points.

BEDROOM ONE- 13'1 (3.99m) x 9'11 (3.02m)

Well proportioned primary bedroom with window to the front aspect, coving, fitted

carpets, radiator, TV point and power points.

EN-SUITE- 3'0 (0.92m) x 9'9 (2.98m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, laminated flooring, radiator and extractor fan.

BEDROOM TWO- 9'2 (2.80m) x 9'11 (3.04m)

Double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 9'2 (2.81m) x 6'11 (2.12m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'3 (2.84m) x 6'10 (2.11m)

Large single bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 5'7 (1.72m) x 6'5 (1.98m)

Modern family bathroom with opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, tiled flooring, heated towel rail and extractor fan.

INTEGRAL GARAGE- 18'3 (5.59m) x 9'4 (2.86m)

Electric roller door, rear pedestrian door to the utility room, power and lighting.

GARDEN

Beautifully landscaped and attractive North facing garden which has been mainly laid with lawn, patio area, mature flower and shrub borders, summerhouse, timber fencing making it fully secure, oil tank and gated side access.

PARKING

Off street parking for two cars.