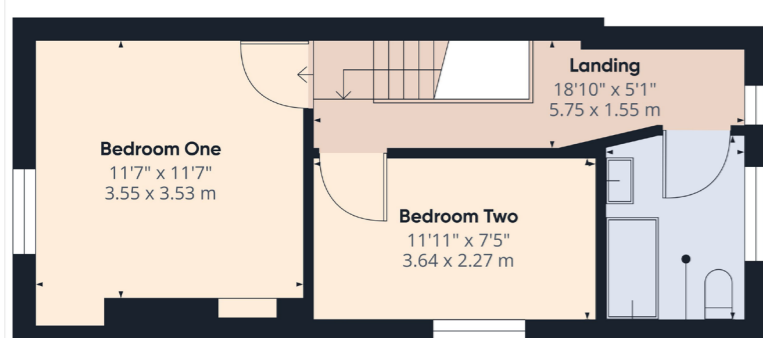


Approximate total area*
367.05 sq ft
34.3 m²

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE/IMPS SC standards.
DRAFPE360



Approximate total area*
345.09 sq ft
32.06 m²

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE/IMPS SC standards.
DRAFPE360



Guide Price
£170,000

**Braemar, 63 Main Street,
Wetwang, YO25 9XL**

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 'A'.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 11'10 (3.62m) x 11'7 (3.55m)

Cosy lounge with door and window to the front aspect, laminated wood effect flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING ROOM- 19'0 (5.80m) x 12'0 (3.67m)

Spacious and bright with door and window to the rear aspect, additional window to the side aspect, built in storage cupboard, understairs cupboard, stairs leading to the first floor landing, oil fired boiler, tiled splash back, a range of walls and base units with laminated wood effect worktops, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine and dishwasher, space for free standing electric oven and hob, extractor hood, laminated wood effect flooring, radiator and power points.

FIRST FLOOR LANDING- 18'10 (5.75m) x 5'1 (1.55m)

Window to the rear aspect, fitted carpets, radiator and power points. There is also access to both lofts, the main one and the one in the extension.

BEDROOM ONE- 11'7 (3.55m) x 11'7 (3.53m)

Spacious double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 11'11 (3.64m) x 7'5 (2.27m)

Another good size bedroom with window to the side aspect, fitted carpets, radiator and power points.

BATHROOM- 6'2 (1.88m) x 8'0 (2.45m)

Modern bathroom with opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, 'P' shaped bath with over head shower attachment and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

South facing garden which is well maintained and is mainly laid with lawn, patio area to the immediate rear, oil tank, planted flower and shrubs, timber fencing ensuring it's fully secure and gated side access.

PARKING

Off street parking spaces for two cars.

SERVICES

Oil fired central heating, mains water and electric.

Braemar, 63 Main Street, Wetwang, YO25 9XL

DESCRIPTION

Brought to the market in impeccable condition, 63 Main Street is a beautifully presented two bedroom semi-detached property. This impressive home exudes charm and oozes with natural light throughout with a warm welcome as soon as you step through the door. Ideal for those looking to get onto the property ladder, downsize or to add to your investment portfolio- so a perfect all rounder!

The property briefly comprises:- entrance into the lounge, open plan kitchen/dining room, stairs leading to the landing with two good size bedrooms, family bathroom, rear garden and allocated parking spaces.

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.

