

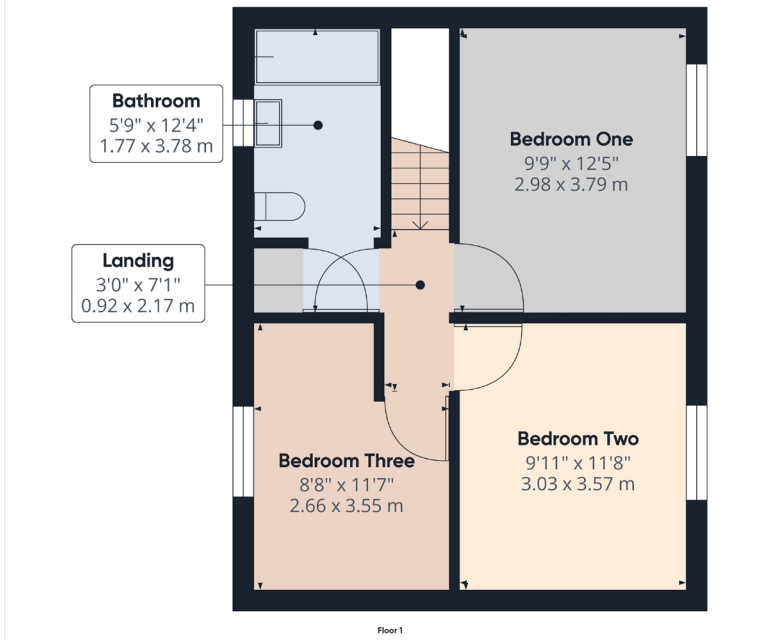
Dee Atkinson & Harrison

Approximate total area*
510.04 ft²
47.44 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 RICS IPMS 1C standard.

GRAPPE360



Dee Atkinson & Harrison

Approximate total area*
417.96 ft²
38.83 m²

(1) Excluding balconies and terraces

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Guide Price
£230,000

6 Church Close,
Wetwang, YO25 9YE

SERVICES
Electric heating, mains water and sewerage.

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 'C'.

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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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6 Church Close, Wetwang, YO25 9YE

DESCRIPTION

6 Church Close is a beautifully presented three bedroom semi-detached home. The current owners have made some significant changes to the property throughout to upgrade and modernise making it move in ready for any potential buyer. Located on a quiet cul-de-sac with private garden and well proportioned accommodation, if your looking for your next home in a quiet village setting, this would be perfect for you. The property briefly comprises:- entrance hall, shower room, lounge/dining area, kitchen, sunroom, first floor landing with three good size bedrooms, family bathroom, rear garden 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 Drifffield, Beverley, Pocklington and Malton.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 8'8 (2.66m) x 4'1 (1.26m)

Door to the front aspect, coving, stairs leading to the first floor landing, understairs storage cupboard, wood effect laminated flooring and power points.

SHOWER ROOM- 3'0 (0.93m) x 8'0 (2.45m)

Opaque window to the front aspect, wet walling panels, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, shower cubicle and wood effect laminated flooring.

LOUNGE/DINING AREA- 18'6 (5.65m) x 11'8 (3.57m)

Spacious lounge and cosy lounge with window to the front and rear aspect, coving, fitted carpets, TV point and power points.

KITCHEN- 9'9 (2.98m) x 12'4 (3.77m)

Newly fitted kitchen with door and window to the rear aspect, a range of wall and base units, sink with drainer unit. space for fridge and freezer, eye level built in oven, electric hob, wood effect laminated flooring and power points.

SUNROOM- 9'8 (2.95m) x 6'8 (2.04m)

Great addition to the property and serves as an additional reception room with door to the side aspect, window to the rear aspect, built in cupboard which has plumbing for a washing machine and storage, wood effect laminated flooring and power points.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 9'9 (2.98m) x 12'5 (3.79m)

Double bedroom with window to the rear aspect, fitted carpets, TV point and power points.

BEDROOM TWO- 9'11 (3.03m) x 11'8 (3.57m)

Another double bedroom with window to the rear aspect, fitted carpets and power points.

BEDROOM THREE- 8'8 (2.66m) x 11'7 (3.55m)

Window to the front aspect, fitted carpets and power points.

BATHROOM- 5'9 (1.77m) x 12'4 (3.78m)

Opaque window to the front aspect, partially tiled walls, built in storage cupboard, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, wood effect laminated flooring and extractor fan.

GARDEN

East facing garden which is mainly laid to lawn, patio area to the immediate rear, gravelled area, two large greenhouses, garden shed, fully secured garden with brick wall and fencing as well as gated access to the side.

PARKING

Off street parking for two cars.