



Offers in the region of  
**£325,000**

**Kleina, 65 Main Street,  
Wetwang, YO25 9XL**

#### Services

Mains water, drainage and electricity are connected to the property. Central heating is from an air source heat pump. Solar panels are also fitted and not only reduce the cost of electricity but are also on a feedback tariff.

#### Tenure

Freehold with vacant possession upon completion.

#### Viewing

Strictly by appointment with the sole agents on 01377 241919.

#### Council Tax

East Riding of Yorkshire Council - Band C.

#### 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 stars by our fully verified clients.



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**Dee Atkinson & Harrison**



# Kleina, 65 Main Street, Wetwang, YO25 9XL

This individual detached cottage offers versatile and characterful accommodation with further potential for general improvement. The property has many appealing features, including heating via an air-source heat pump, good quality uPVC windows, solar panels, and the potential for extension/ conversion of adjoining outbuildings. However, some work is required to address dampness issues and update the decorations and bathroom on the first-floor accommodation. It sale represents an excellent opportunity for anyone looking for a manageable refurbishment project to put their own stamp on.

**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 doctor's surgery. Wetwang offers easy access to the Cities of York and Hull as well as local market towns of Driffield, Beverley, Pocklington and Malton.



## Accommodation

### Ground Floor

#### Sitting Room

With composite front entrance door, log burner set in a tiled surround, dado rail, double radiator and exposed beams to the ceiling.

#### Living Room

The log burner stands on a tiled hearth, and there is alcove shelving to one side, two radiators, and double doors opening into the sunroom.

#### Sunroom

This large, versatile space overlooks the garden and is fitted with a Fujitsu air conditioning unit that cools and heats as required. Fitted blinds to the windows, double doors to the garden and single door to the parking area.

#### Store/Utility Room

With a stainless steel sink, ceramic tiled floor, and storage shelving. Cloak hooks.

#### Dining Kitchen

Fitted with a range of custom-made units, including a twin Belfast sink with mixer tap, base and wall cupboards, glazed display cupboards, Oil fired Rayburn stove, pine wood flooring, exposed beams to the ceiling, under-stairs storage cupboard, two radiators, dining area and double doors into the sitting room.

#### Office

This part of the property has only recently been constructed to fill the previous gap between the house and the garage. It provides useful extra space with wood flooring, a modern radiator and a corridor leading to the rear entrance door and:

#### Shower Room

The bathroom has a large walk-in shower cubicle, vanity wash hand basin, low-level WC with concealed cistern, and storage cupboard to one side. It also has wood flooring, a chrome heated towel rail, and an extractor fan.

## First Floor

### Landing

With access to the roof space, single radiator and a door to a large walk-in linen cupboard housing the hot water tank.

#### Bedroom One

ith a double radiator.

#### Bedroom Two

With a double radiator.

#### Bedroom Three

With a double radiator.

#### Bathroom

The encased bath has a mixer tap, hand spray shower attachment, vanity wash hand basin, single radiator, and extractor fan.

#### Separate WC

With low-level WC and radiator.

## Outside

The property is approached directly off Main Street via a shared access drive that leads to a private parking area, with an EV charging point and gives access to:

### Attached Single Garage 15'3" x 10'4"

ith power and light connected and fitted shelving, this garage offers good potential for conversion into additional living space, including use as a ground-floor bedroom for a dependent relative (subject to planning consent).

### Double Garage/Workshop 20.2" x 17'6"

this large timber-constructed building can be used as either a double garage, workshop or both. Twin double doors and a side personal door prove access. Power and light are provided.

The rear garden is laid mainly to lawn with a raised boarder. Oil storage tank for the Rayburn Stove.