



SERVICES
Wall mounted electric storage heaters, 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 'B'.

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.



**Offers In Region Of
£145,000**

**4 Woods Garth,
Wetwang, YO25 9YA**



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4 Woods Garth, Wetwang, YO25 9YA

DESCRIPTION
Brought to the market with no onward chain, 4 Woods Garth is a three bedroom mid terrace. Positioned down a quiet cul-de-sac and just a short distance from the open countryside, this property would be ideal for a multitude of potential buyers and allows anyone to change the interior and modernise to their own taste. Viewings are essential! The property briefly comprises:- entrance into a lounge, kitchen/dining area, first floor landing with three bedrooms, shower room, garden to the rear and allocated 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:
front aspect, coving, fitted wardrobes with mirrored sliding doors, fitted carpets and power points.

ENTRANCE INTO:

LOUNGE- 15’10 (4.84m) x 14’6 (4.42m)
A spacious and bright living area with door and window to the front aspect, coving, stairs leading to the first floor landing, electric feature fireplace with brick surround and hearth, fitted carpets, wall mounted electric storage heater, TV point and power points.

BEDROOM TWO- 8’2 (2.49m) x 8’6 (2.62m)
Window to the rear aspect, fitted carpets and power points.

BEDROOM THREE- 8’2 (2.50m) x 5’8 (1.73m)
Window to the rear aspect, fitted carpets, wall mounted electric heater and power points.

KITCHEN/DINING AREA- 10’10 (3.32m) x 14’6 (4.44m)
Door and window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer and additional white goods, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring, wall mounted electric storage heater and power points.

SHOWER ROOM- 6’6 (1.99m) x 5’7 (1.72m)
Partially tiled walls, panelled ceiling, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower with wet wall panelling, vinyl flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING- 6’5 (1.98m) x 8’8 (2.65m)
Built in storage cupboard housing the water tank and fitted carpets. There is also access to the loft which is boarded with lighting.

GARDEN
West facing garden which is mainly laid with lawn, patio area to the immediate rear, planted flower and shrub borders, garden storage shed, timber fencing with gated side access.

BEDROOM ONE- 12’3 (3.75m) x 11’4 (3.48m)
Double bedroom with window to the

PARKING
Allocated parking for two cars to the side of the property.