



Asking Price
£325,000

2 Glebe Garth,
Wetwang, YO25 9BP



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.



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2 Glebe Garth, Wetwang, YO25 9BP

DESCRIPTION

Its stunning curb appeal also doesn't disappoint once you step inside. 2 Glebe Garth is a modern and stylish three bedroom bungalow. Blending comfort yet sophistication, its neutral decor allows any buyer the chance to put their own stamp on it, whilst being move in ready. The front garden is a sun trap allowing you to enjoy the outdoors and quiet village lifestyle. Offering well proportioned accommodation and thoughtfully designed throughout, this is not a property to miss out on!

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, utility room, primary bedroom with en-suite, two additional bedrooms, bathroom, garage, front garden and gated 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 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.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 4'7 (1.41m) x 21'3 (6.48m)

Door to the front aspect, coving, wood effect flooring and fitted carpets, radiator and power points.

LOUNGE- 16'2 (4.95m) x 16'1 (4.92m)

A stunning living space with vaulted ceiling giving it a airy and bright feel. French doors to the side aspect, windows to the front aspect, log burning stove with tiled hearth, fitted carpets, radiator, TV point and power points. Leading onto:

DINING ROOM- 12'3 (3.75m) x 11'5 (3.48m)

Coving, wood effect flooring, radiator and power points.

KITCHEN- 7'1 (2.16m) x 12'11 (3.96m)

Window to the rear aspect, inset spotlights, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, built in oven with electric hob and extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 7'0 (2.14m) x 5'3 (1.62m)

Door to the rear aspect, a range of wall and base units, plumbing for washing machine, space for dryer, vinyl flooring, radiator and power points.

BEDROOM ONE- 10'8 (3.26m) x 12'1 (3.69m)

Spacious double bedroom with window to the front aspect, coving, wood effect flooring, radiator and power points.

EN-SUITE- 8'6 (2.61m) x 4'0 (1.22m)

Opaque window to the front aspect, inset

spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, vinyl flooring, heated towel rail, extractor fan and shaving point.

BEDROOM TWO- 9'1 (2.77m) x 10'11 (3.35m)

Double bedroom with window to the rear aspect, a range of fitted mirrored wardrobes with sliding doors, wood effect flooring, radiator and power points.

BEDROOM THREE- 7'4 (2.26m) x 9'10 (3.01m)

Currently used as an office but extremely versatile with window to the front aspect, wood effect flooring, radiator and power points.

BATHROOM- 7'1 (2.16m) x 10'0 (3.07m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath, wall mounted vanity unit, vinyl flooring, heated towel rail, extractor fan and shaving point.

GARDEN

Landscaped South facing garden which is to the front of the property and is mainly laid with lawn, patio walkway round the bungalow, pebbled area, planted trees and shrubs with gated access.

GARAGE- 17'11 (5.47m) x 10'0 (3.06m)

Electric roller door, sides pedestrian door, oil fired boiler, power and lighting.

PARKING

Gated off street parking for two cars.