



24 Main Street  
Wetwang  
YO25 9XJ

£285,000

2 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Outside



Off Road  
Parking



Oil Central Heating

## 24 Main Street, Wetwang, YO25 9XJ

A particularly rare opportunity to purchase a detached home along with excellent vehicle access and provision for parking of multiple vehicles, and range of outbuildings. This is a property which offers undoubted commercial or semi-commercial possibilities (subject to appropriate planning consents) or simply for residential purposes for those having a requirement for storage or parking.

The house itself is generously proportioned and in excellent condition throughout. It boasts two main reception rooms along with a breakfast kitchen and utility and two bedrooms plus spacious bathroom on the first floor.

### WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffield to York and beyond. Features of the village include the charming village pond and Norman church of St. Nicholas, which dates back to the 13th Century. The village school was erected by Sir Tatton Sykes Bart AD1845. "Enlarged AD1866 according to the plaque on the school wall."

Access to the property is from the rear into :



Breakfast Kitchen



Breakfast Kitchen



Lounge



Dining room

## Accommodation

### REAR ENTRANCE HALL

### CLOAKROOM/WC

With low level WC and wash hand basin.

### BOILER ROOM

### UTILITY ROOM

Plumbing for an automatic washing machine. Inset sink, space for a dryer and refrigerator.

### BREAKFAST KITCHEN

16' 9" x 11' 0" (5.11m x 3.37m)

Extensively fitted with a traditional range of kitchen units featuring base and drawer units along with wall mounted cupboards to match and integrated appliances including refrigerator and dishwasher plus double oven and four ring hob with extractor over. Ceramic tiled floor and inset sink. Ample space for a breakfast table, the breakfasting area featuring beamed ceiling and staircase leading off.

French doors leading out onto the enclosed rear courtyard.

### LOUNGE

14' 7" x 14' 2" (4.46m x 4.32m)

With dual front facing windows, fitted picture rail and feature fire surround with cast iron insert and provision for an open fire.

### DINING ROOM

11' 5" x 10' 6" (3.50m x 3.21m)

With feature fireplace with cast iron insert and provision for an open fire. Beamed ceiling and fitted laminate flooring.

### FIRST FLOOR

#### BEDROOM 1

14' 7" x 14' 0" (4.46m x 4.28m)

With front and rear facing window and fitted dado rail. Radiator.

#### BEDROOM 2

10' 11" x 9' 4" (3.35m x 2.86m)

With front facing window. Radiator.

### BATHROOM

11' 4" x 8' 1" (3.46m x 2.48m)

A particularly spacious room with panelled bath and separate





Landing



Bedroom



Bedroom



Bathroom

shower enclosure, low level WC, pedestal wash hand basin and half tiled walls. Radiator.

### OUTSIDE

The property stands flush to the pavement. There is a side access providing vehicular access to the rear. Immediately to the rear of the property is an enclosed courtyard style garden area and this gives way to parking suitable for multiple vehicles. There are a range of outbuildings as follows:

Building 1 (9.0m x 3.62m) of timber construction with a pitched roof. Electric power and lighting connected.

Building 2/Garage (12.27m x 4.30m) of timber frame construction with a galvanised zinc pitched roof. Electric power and lighting connected.

Building 3 (4.07m x 3.70m) with timber walls and corrugated roof. Electric power and lighting connected.

Building 4 (formerly a 4-birth piggery) (8.00m x 3.41m) of brick construction with a corrugated roof.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed)square metres.

### CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

Mains water, electricity, telephone and drainage.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (to be confirmed).

### NOTE



Outside



Outside

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

#### **WHAT'S YOURS WORTH?**

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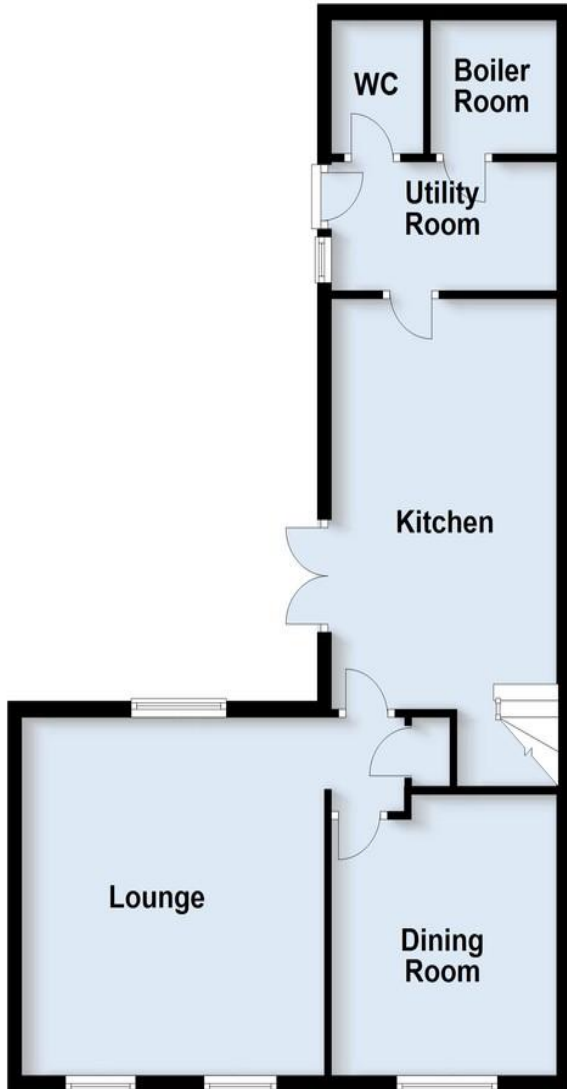
#### **VIEWING**

Strictly by appointment with Ulllyotts.

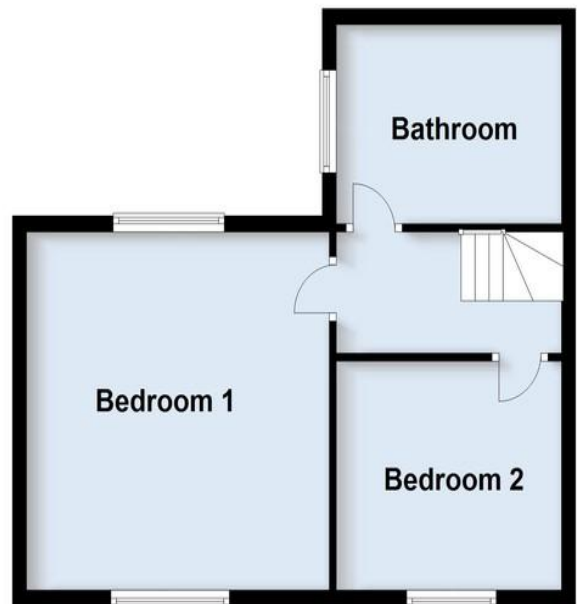
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately TBC

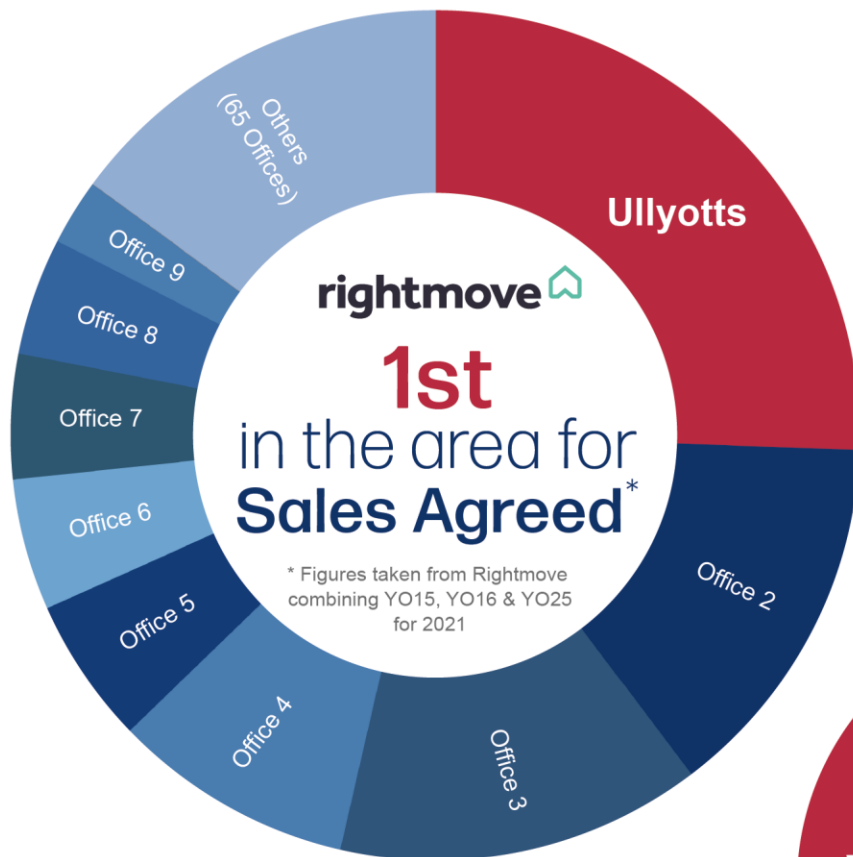
### Ground Floor



### First Floor



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EST 1891



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