



2 Florence Court
Wetwang
YO25 9YH

ASKING PRICE OF

£197,000

3 Bedroom Semi detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



3



1



1



Off Road
Parking



Electric Heating

2 Florence Court, Wetwang, YO25 9YH

A quite charming modern home set within a quiet private courtyard development forming part of this popular Wolds village.

A property which will have a wide appeal from first-time buyers through to older buyers simply wanting a village setting and the home which is ready to move into. The accommodation includes front facing lounge plus breakfast kitchen having French doors leading onto the rear garden. The first floor includes three bedrooms as well as house bathroom.

To the rear, there is a delightful enclosed garden within a walled boundary. Parking is available with an adjacent parking space and there is also a single garage.

Eco-credentials, in addition to the modern construction, include energy efficient electric heaters which are conveniently controlled by a mobile app and wi-fi.

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."



Lounge



Kitchen



Kitchen



Bedroom

Accommodation

ENTRANCE HALL

With staircase leading off and front facing window.

LOUNGE

14' 5" x 12' 6" (4.41m x 3.82m)

With front facing window, electric wall mounted heater, exposed timber flooring and double doors leading into:

KITCHEN

18' 3" x 8' 10" (5.57m x 2.7m)

Fitted with a modern kitchen including base cupboards along with wall mounted cupboards finished with glossy doors. Integrated appliances include electric oven and hob with extractor hood over. Integrated breakfast bar, space and plumbing for automatic washing machine, ceramic tiled floor, personal door to the side and built-in storage cupboard plus French doors leading out onto the rear patio.

FIRST FLOOR

BEDROOM 1

13' 4" x 9' 3" (4.07m x 2.82m)

With front facing window and wall hung electric heater.

BEDROOM 2

11' 1" x 8' 9" (3.39m x 2.69m)

With rear facing window and wall hung electric heater.

BEDROOM 3

8' 7" x 7' 4" (2.63m x 2.24m)

With front facing window and wall hung electric heater.

BATHROOM

With modern suite comprising panelled bath, vanity wash basin and low-level WC. Shower over the bath with glass side screen and heated towel radiator.

OUTSIDE

The property stands within a private courtyard development of modern homes. Immediately adjacent to the property is a parking space. There is also an enclosed walled front garden whilst the rear there is also a walled garden featuring lawn with timber deck.

There is also a single garage located within a nearby block.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 76 square metres.



CENTRAL HEATING

The property benefits from an energy efficient electric heating system which is conveniently operated by a mobile app and wi-fi. Domestic hot water is via an immersion heater, operated on standard and Economy 7 tariffs.

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 B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

NOTE

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

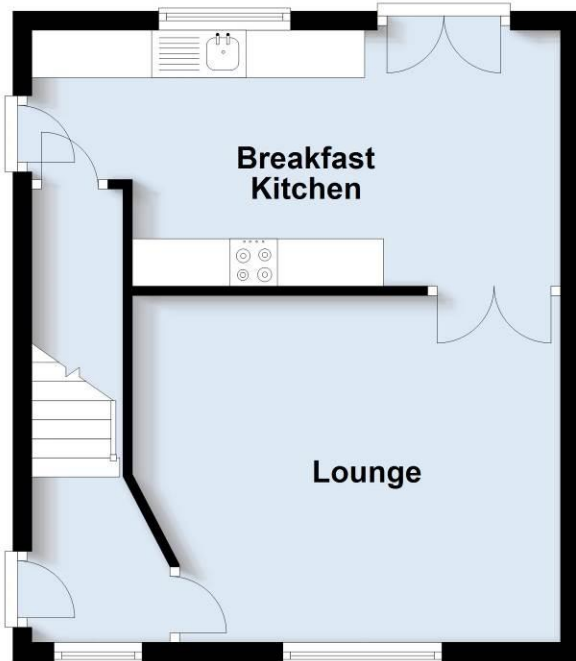
VIEWING

Strictly by appointment with Ulyotts.

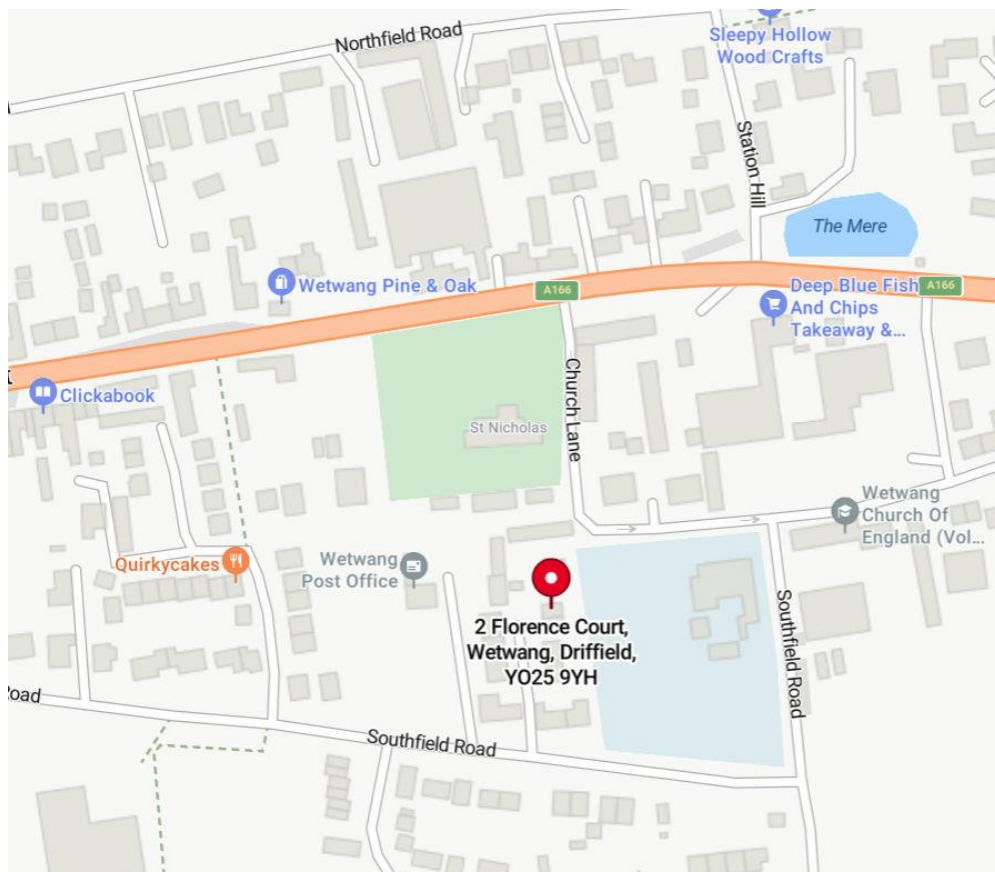
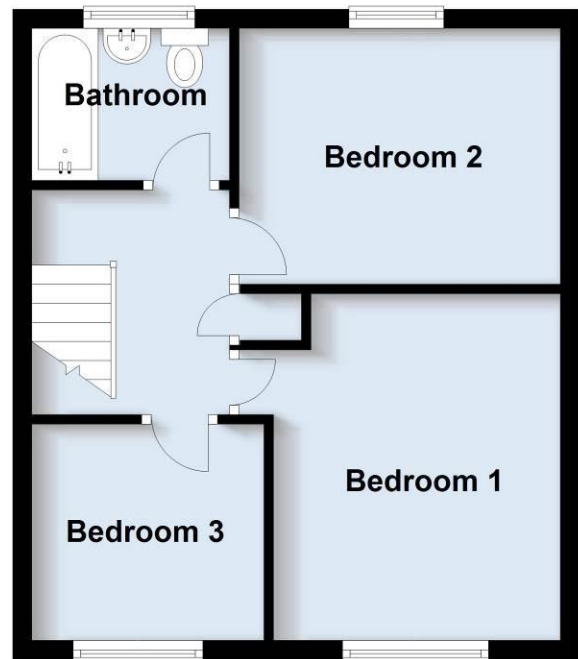
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 76 sq m

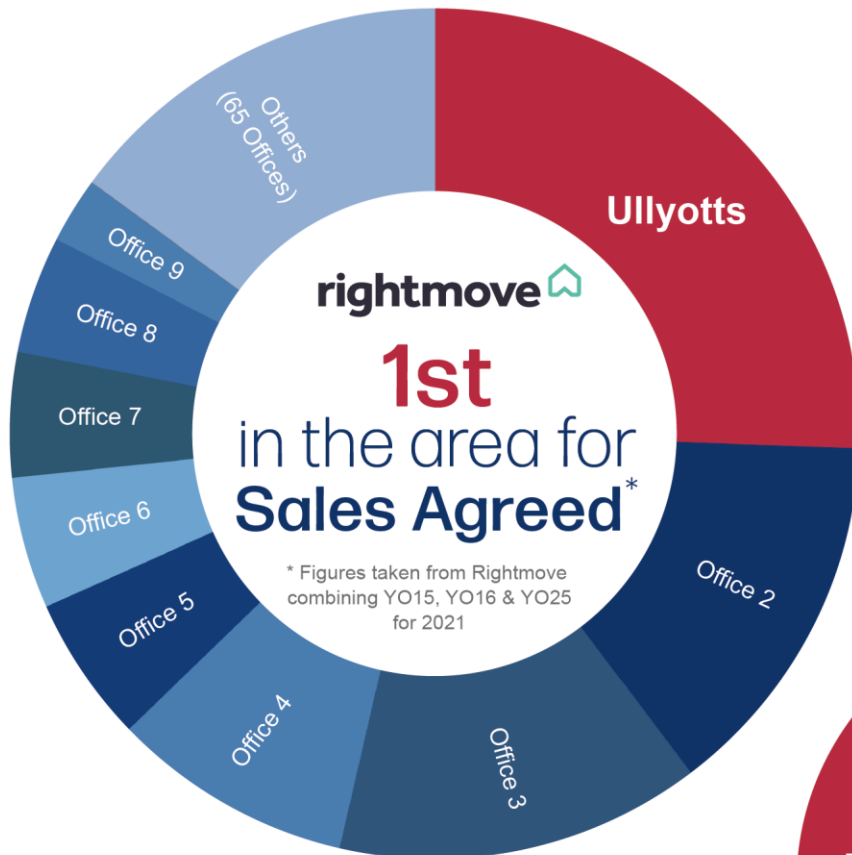
Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations