



51 Northfield Road  
Wetwang  
YO25 9XY

ASKING PRICE OF

**£315,000**

3 Bedroom Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Outside



3



3



1



Garage & Off  
Road Parking



Oil Central Heating

## 51 Northfield Road, Wetwang, YO25 9XY

**Standing towards the edge of this popular village, WITH OPEN VIEWS from the front across the Wolds, this is an established and versatile home and a real joy to behold!**

Offering a generously proportioned range of rooms which include two dedicated reception rooms as well as a delightfully presented open plan day room and kitchen along with three first floor bedrooms, this property really does allow the owner to spread out and also includes additional spaces such as a dedicated utility room plus large walk-in pantry and ground floor WC.

**THE JEWEL IN THE CROWN OF THIS HOME FRANKLY IS ON THE EXTERIOR.** The gardens have been extensively planted by the vendors over recent years to great effect and now represent a stunning, peaceful and tranquil place with several seating areas as well as useful summerhouse. This really is a truly exceptional home!

### WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffild 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."





Reception Hall



Dayroom/Kitchen



Dayroom/Kitchen



Sitting Room

## Accommodation

### RECEPTION HALL

Welcoming you into this delightful home is a full reception hall which is very spacious and has a feature staircase leading off to the first floor with built in understairs storage cupboard. Radiator.

### DAY ROOM/KITCHEN

22' 0" x 11' 4" (6.71m x 3.45m)

Combining two rooms in one, well lit by the front facing window and rear facing patio doors which overlook the garden. The kitchen area is well fitted with a traditionally styled kitchen including base cupboards, having a woodblock worktop over. Space and provision for a Range style cooker with tiled splashback and inset double ceramic sink. Space and provision for a fridge freezer, coved ceiling and radiator. Fitted laminate flooring extending into the day room which includes contemporary vertical style radiator.

### SITTING ROOM

11' x 10' (3.35m x 3.05m)

With a rear facing window enjoying views of the garden, Coved ceiling. Radiator.

### DINING ROOM

11' x 10' (3.35m x 3.05m)

With front and side facing window, fitted laminate flooring and coved ceiling. Radiator.

### UTILITY

With stainless steel sink and space and plumbing for automatic washing machine. Floor-standing boiler, rear facing window and exterior door.

### WALK-IN PANTRY

A very useful room in its own right currently used as a full walk-in pantry and access directly off the day room and kitchen. Rear and side facing windows. Built-in storage cupboard.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

15' 5" x 13' 5" (4.7m x 4.09m)

A huge master suite with front facing windows enjoying open views across the Wolds.

Two built-in storage cupboards. Radiator.





Sitting Room



Dining Room



Utility Room



Pantry

### BEDROOM 2

11' 3" x 11' 4" (3.43m x 3.45m)

A second double bedroom with front facing window with views. Radiator.

### BEDROOM 3

11' 4" x 6' 9" (3.45m x 2.06m)

With rear facing window. Radiator.

### BATHROOM

Modern suite comprising low-level WC and wash hand basin. Bath with electric shower over and glass side screen. Fully tiled around the bath and having tiling elsewhere. Radiator.

### OUTSIDE

The property stands on a generous plot, set back from the road behind a gravelled forecourt which has a hedged front boundary. There is a concrete side drive which leads to a single garage with up and over door.

To the rear of the property is an extensive area of well maintained, established garden featuring shaped lawn interspersed with planted beds. There are numerous seating areas from which to enjoy the garden, various viewpoints and a summerhouse.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 124 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.





Cloakroom/WC



Master Bedroom



Bedroom



Bedroom

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

### 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.



Bathroom

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



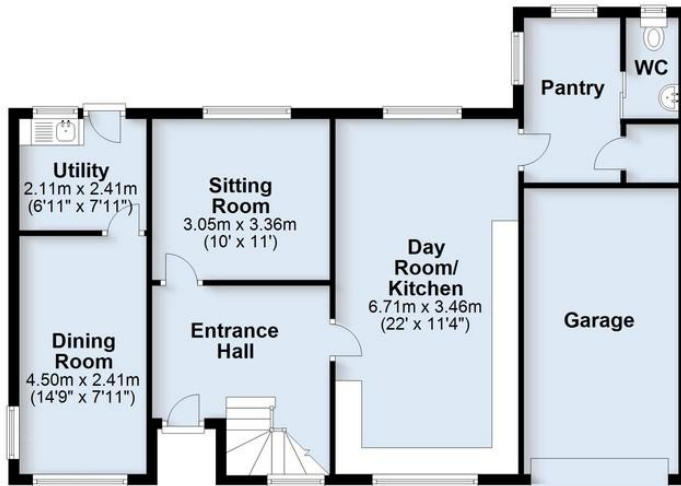




The stated EPC floor area, (which may exclude conservatories),  
is approximately 124 sq m

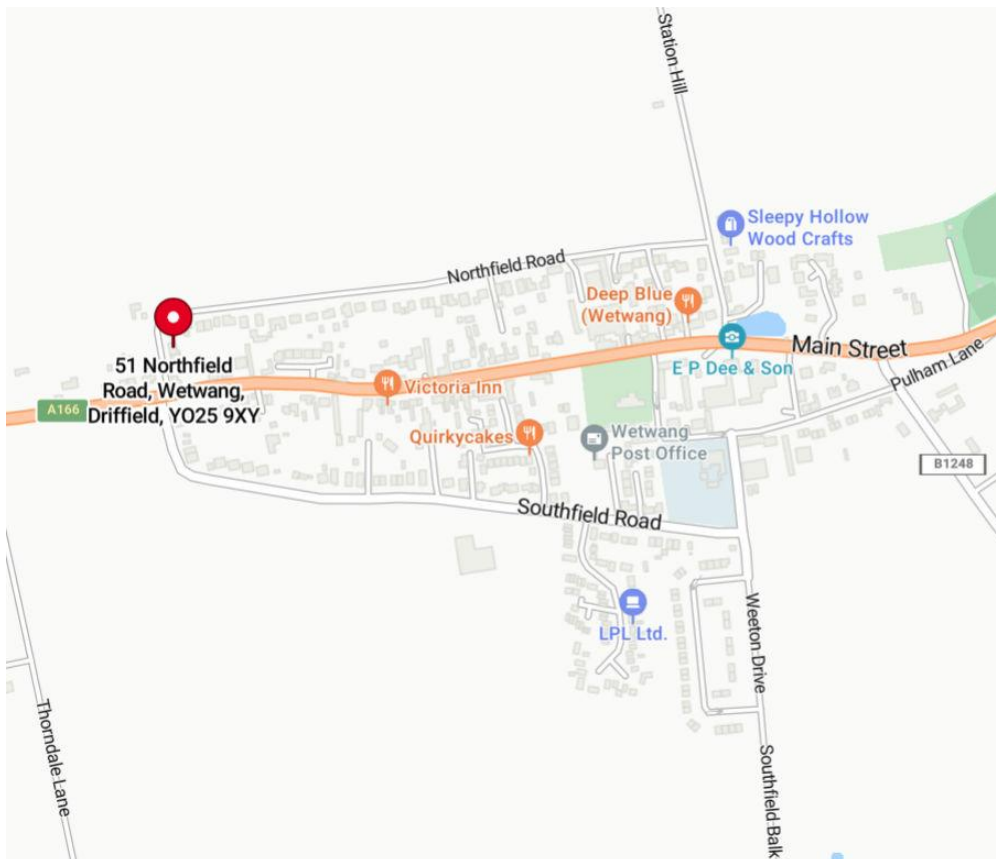
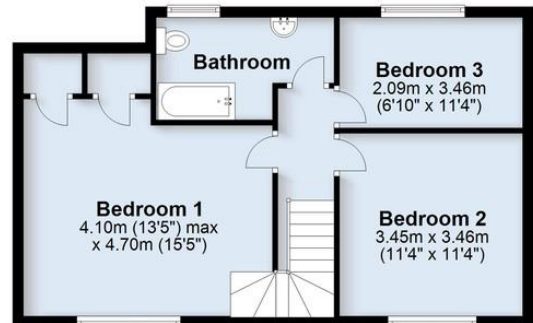
### Ground Floor

Approx. 87.6 sq. metres (942.8 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



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