



The Cottage
21 Main Street
Wetwang, YO25 9XL

ASKING PRICE OF

£365,000

4 Bedroom Mid-Terrace House

■ Ulllyotts ■
EST 1891

01377 253456



Garden

 4
  3
  1
  Off Road Parking
  Gas (LPG) Central Heating

The Cottage, 21 Main Street, Wetwang, YO25 9XL

A hugely versatile property which combines especially spacious accommodation with excellent off-street parking that includes a garage to the rear, large gardens and outbuilding with scope to develop further.

An all-round home which will certainly allow room for the growing family with three substantial ground floor reception rooms, conservatory and four bedrooms on the first floor. In addition, there is a separate utility room leading from a characterful kitchen, ground floor WC and house bathroom.

Externally, the property benefits from vehicle access from Southfield Road and this leads to hard standing car parking suitable for vehicles of all types. There is also a single garage.

The gardens are extensive with a large patio immediately to the rear of the house and this gives way to a good-sized area of garden together with planted borders and mature shrubs. There is also space for chickens!

In addition to both, there is also a good-sized outhouse which offers scope to develop within the property itself or convert into a workshop/office or even small annexe.

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."



Entrance/Reception Hall



Lounge



Lounge



Conservatory

Accommodation

ENTRANCE INTO:

RECEPTION HALL/DINING ROOM

16' 6" x 10' 0" (5.03m x 3.05m)

With feature spiral staircase leading off the first floor, this really is a dramatic entrance and is currently used as a dedicated dining room. Front facing window, coved ceiling and radiator. Large built-in storage cupboard. Laminate flooring.

LOUNGE

21' 4" x 18' 9" (6.51m x 5.74m)

Again, a substantial room with twin front facing windows, coved ceiling and fireplace with electric fire in situ. Radiator.

There are double doors which give way to:

CONSERVATORY

17' 10" x 8' 7" (5.44m x 2.62m)

With ceramic tiled floor and views across the garden.

SITTING ROOM

12' 10" x 12' 3" (3.93m x 3.74m)

With feature fireplace having provision for an open fire. Coved ceiling and double panelled radiator.

KITCHEN

16' 5" x 10' 5" (5.01m x 3.2m)

A distinctive fitted kitchen that incorporates space for a breakfast area and features a good range of kitchen units including base and wall mounted cupboards along with integrated worktops. Electric oven and hob with extractor over. Fitted Belfast sink and base cupboard beneath. Windows to the side leading into:

UTILITY

10' 1" x 9' 10" (3.08m x 3m)

Comprising stainless steel sink and base cupboard beneath. Door leading out to the rear. Radiator.

Door leading into the outbuilding.

FIRST FLOOR

LANDING

With small internal window into Bedroom 2. Radiator.

BEDROOM 1

18' 11" x 10' 2" (5.78m x 3.12m)

Front and rear facing windows. Radiator.



Sitting Room



Kitchen



Kitchen



Bedroom

BEDROOM 2

10' 0" x 9' 1" (3.07m x 2.79m)

Rear facing window and built-in wardrobes. Radiator.

BEDROOM 3

10' 1" x 16' 6" (3.08m x 5.03m)

With front facing windows and built in wardrobes. Radiator.

BEDROOM 4

10' 5" x 9' 10" (3.2m x 3m)

With front facing window. Radiator.

BATHROOM

Comprising corner bath having a shower over, wash hand basin and WC. Radiator and dual windows.

OUTSIDE

The property is built flush to the pavement.

To the rear of the property is a large expanse of garden with a paved patio been situated immediately adjacent to the house with raised planted side beds. This gives way to an area of garden which is predominantly lawned with various planted areas.

There is a vehicle access off Southfield Road and this leads to a gated access onto the property. There is a substantial concrete hardstanding area suitable for multiple vehicles of varying types. There is a concrete sectional garage plus gravelled area immediately adjacent.

OUTBUILDING

10' 7" x 22' 4" (3.23m x 6.82m)

This adjoins the house and is currently used as storage but offers huge scope for conversion, either within the house itself, a dedicated office or working space or even annexe/holiday accommodation.

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 gas (LPG) fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from partial sealed unit double glazing throughout.



Bedroom



Bedroom



Bedroom



Bathroom

TENURE

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

SERVICES

The property benefits from water, electricity and drainage.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

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.

VIEWING

Strictly by appointment with Ulyyotts.
Regulated by RICS

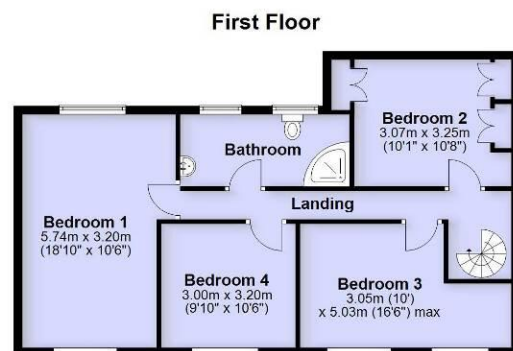
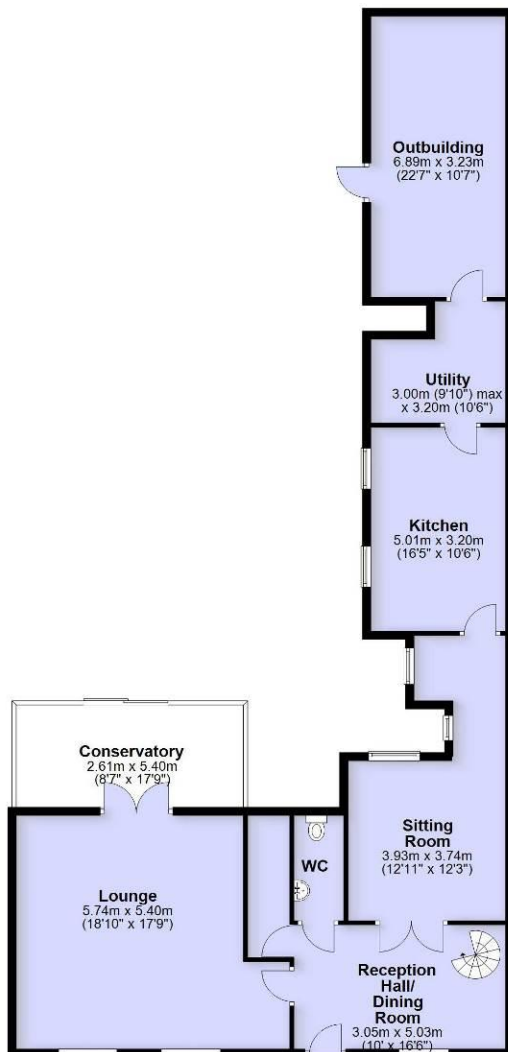


Rear Elevation



Parking

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)



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