



22 Southfield Close
Wetwang
YO25 9XQ

ASKING PRICE OF

£150,000

2 Bedroom Semi-Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden

 2

 1

 1

 Off Road Parking

 Oil Central Heating

22 Southfield Close, Wetwang, YO25 9XQ

Located on the outskirts of the village, this is a two bedroom semi-detached house with garage.

General improvements to this property may include a full programme of redecoration, refitting of the kitchen and bathroom, new internal doors and floor coverings.

WETWANG
Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffeld 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 1

Accommodation

ENTRANCE LOBBY

With side window and staircase leading off to the first floor. Radiator.

LOUNGE

15' 4" x 14' 4" (4.69m x 4.38m)

With front facing window and feature tiled fireplace with timber mantel. Built-in understairs storage cupboard. Double panelled radiator.

KITCHEN

14' 2" x 8' 8" (4.33m x 2.66m)

Fitted base and drawer units plus wall mounted cupboards, stainless steel sink with base cupboard beneath. Space and plumbing for automatic washing machine. Patio doors. Double panelled radiator.

FIRST FLOOR LANDING

With built-in airing cupboard and housing the hot water cylinder.

BEDROOM 1

12' 9" x 11' 0" (3.89m x 3.37m)

With front facing window and useful walk-in wardrobe leading off. Radiator.

BEDROOM 2

11' 6" x 7' 9" (3.51m x 2.37m)

With rear facing window. Radiator.

BATHROOM

With suite comprising panelled bath and having a shower over. Low level WC and pedestal wash hand basin.

OUTSIDE

The property stands back from the road behind its own front garden which is predominantly lawned with a hedged front boundary. There is a side drive which leads to an attached single garage whilst to the rear is an enclosed area of predominantly lawned garden.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed units in uPVC surround.

TENURE

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



Bedroom 2



Bathroom

SERVICES

Mains water, electricity, telephone and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

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.

VIEWING

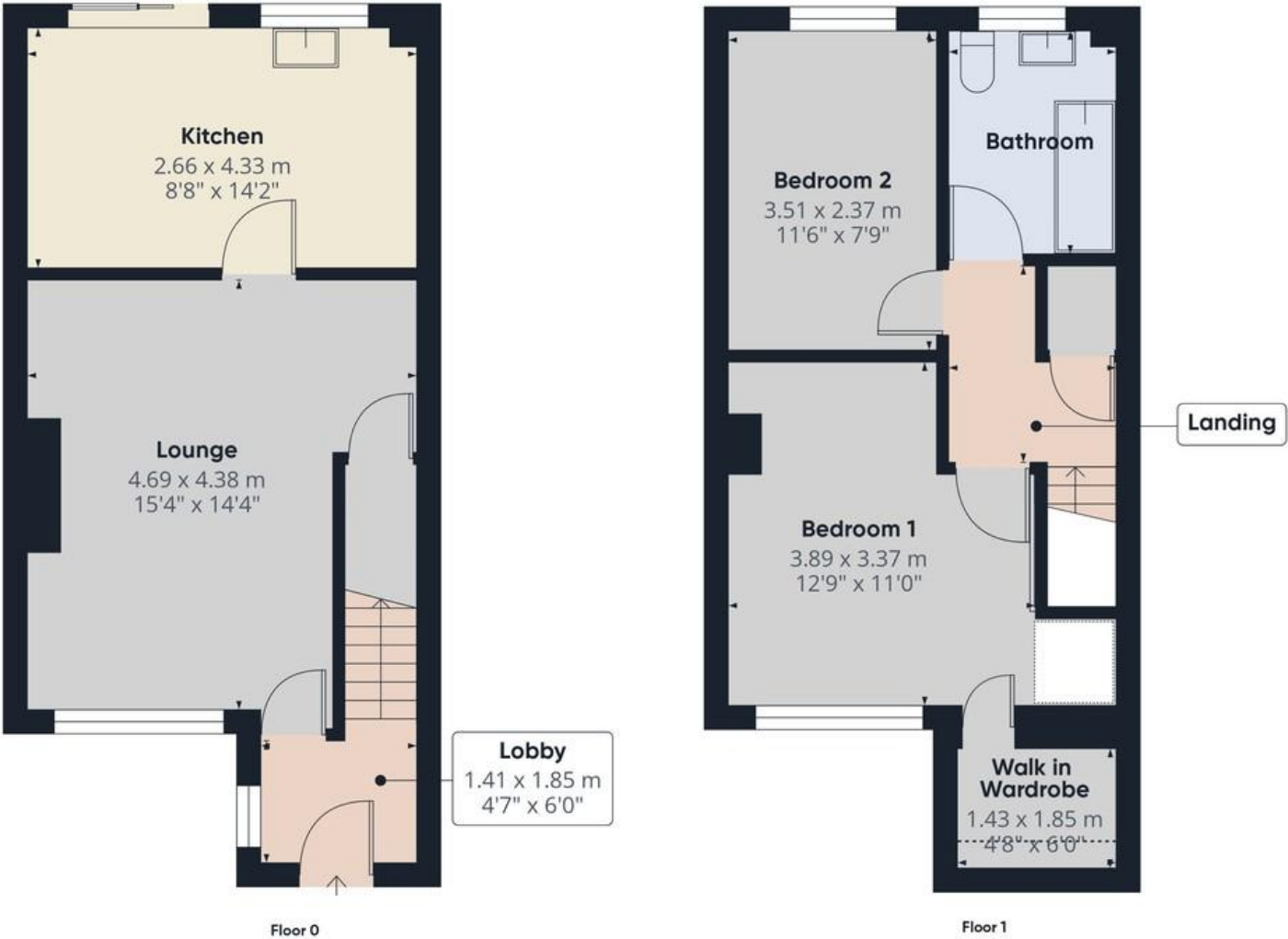
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

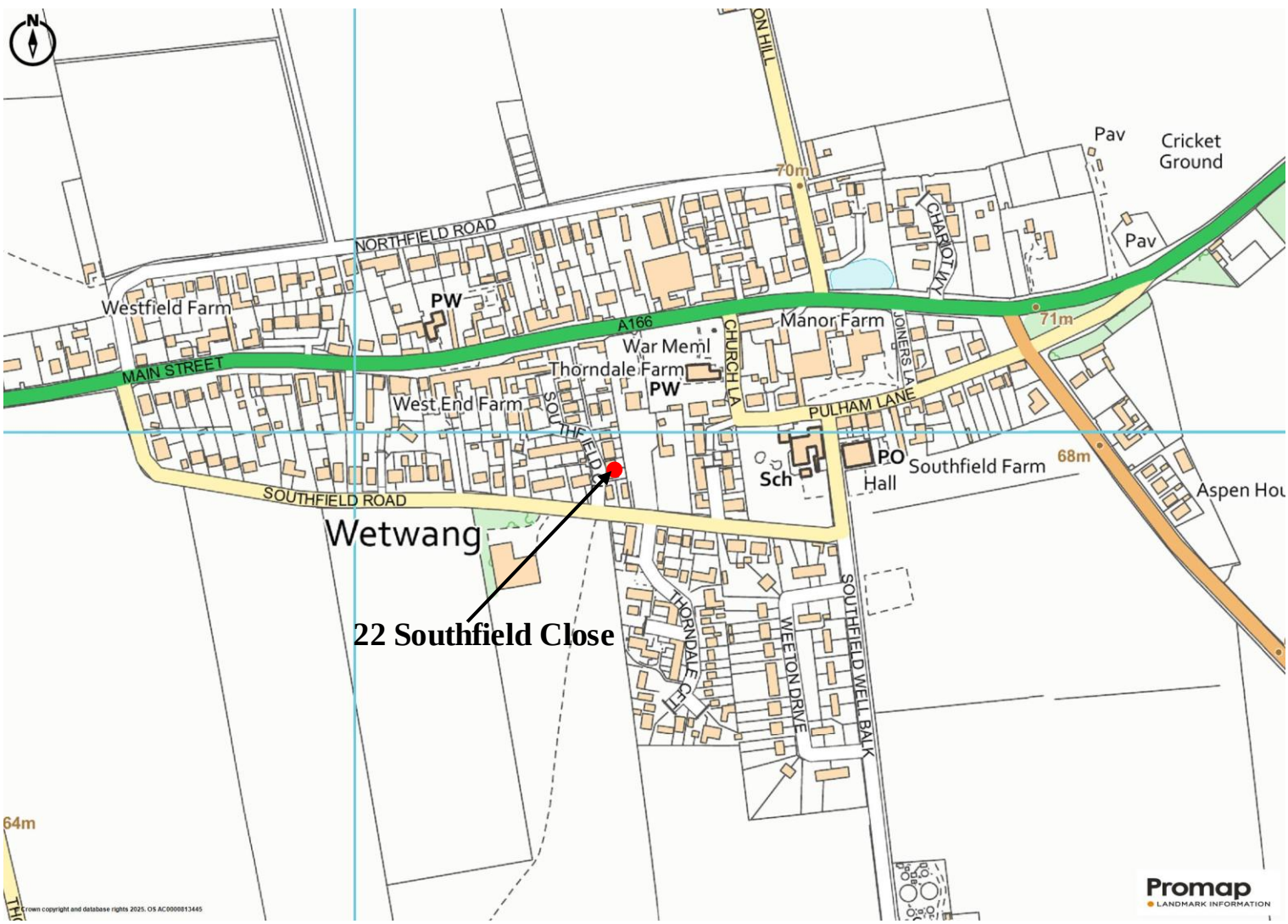
Regulated by RICS



Garden

The digitally calculated floor area is 67 sq m (721 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
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