



8 Weeton Drive
Wetwang
YO25 9XU

ASKING PRICE OF

£175,000

3 Bedroom Semi-Detached House



Seating Area



3



1



1



Off Road
Parking



Air Source Heat Pump Heating

8 Weeton Drive, Wetwang, YO25 9XU

A substantial semi-detached house in an edge of village setting, literally within a stone's throw of open countryside and offering generously proportioned accommodation that includes three bedrooms. In addition, there is parking to the front for multiple vehicles, whilst to the rear is a substantial area of garden.

Eco Credential include Air Source Heat Pump heating, making this a great home for many buyers, from first time buyers upwards.

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



Shower Room



Bedroom 1

Accommodation

ENTRANCE HALL

3' 10" x 3' 9" (1.17m x 1.15m)

With staircase leading off to the first floor.

LOUNGE

16' 6" x 12' 8" (5.03m x 3.87m)

With front facing bay window and fitted laminate flooring. Feature fireplace with the potential for an open fire. Built-in alcove cupboards. Radiators.

KITCHEN

12' 3" x 7' 7" (3.74m x 2.32m)

With range of base and wall mounted cupboards along with worktops. Stainless steel sink with base cupboard beneath, space and provision for an electric cooker and slimline dishwasher, space and plumbing for automatic washing machine. Radiator. Door to the exterior.

LOBBY

6' 0" x 3' 10" (1.84m x 1.18m)

With side window and access into:

SHOWER ROOM

7' 7" x 4' 3" (2.33m x 1.32m)

With walk-in shower having an electric shower, low level WC and wash hand basin.

FIRST FLOOR LANDING

2' 8" x 2' 0" (0.83m x 0.62m)

BEDROOM 1

13' 9" x 10' 8" (4.21m x 3.27m)

With front facing window. Double panelled radiator.

BEDROOM 2

12' 0" x 8' 0" (3.66m x 2.45m)

With rear facing window. Radiator.

BEDROOM 3

8' 9" x 8' 7" (2.67m x 2.63m)

With rear facing window. Radiator.

OUTSIDE

The property stands back from the road behind a front facing gravelled courtyard which provides parking for multiple vehicles.

A particular feature of the house is the rear garden which is quite extensive, being divided into separate areas from leisure/seating areas through to more productive areas.

The garden also includes a large store and gravelled area.



Bedroom 3



Garden



Garden

CENTRAL HEATING

The property benefits from Air Source Heat Pump heating.

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 and drainage.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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.

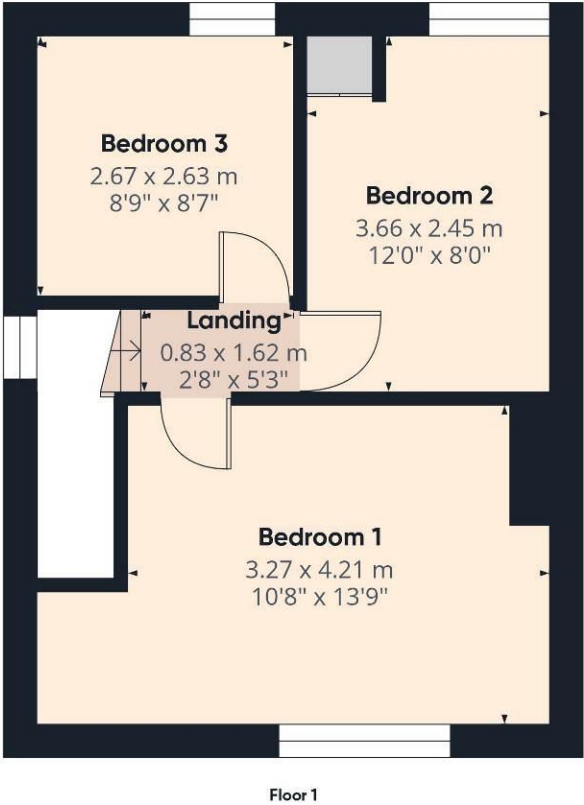
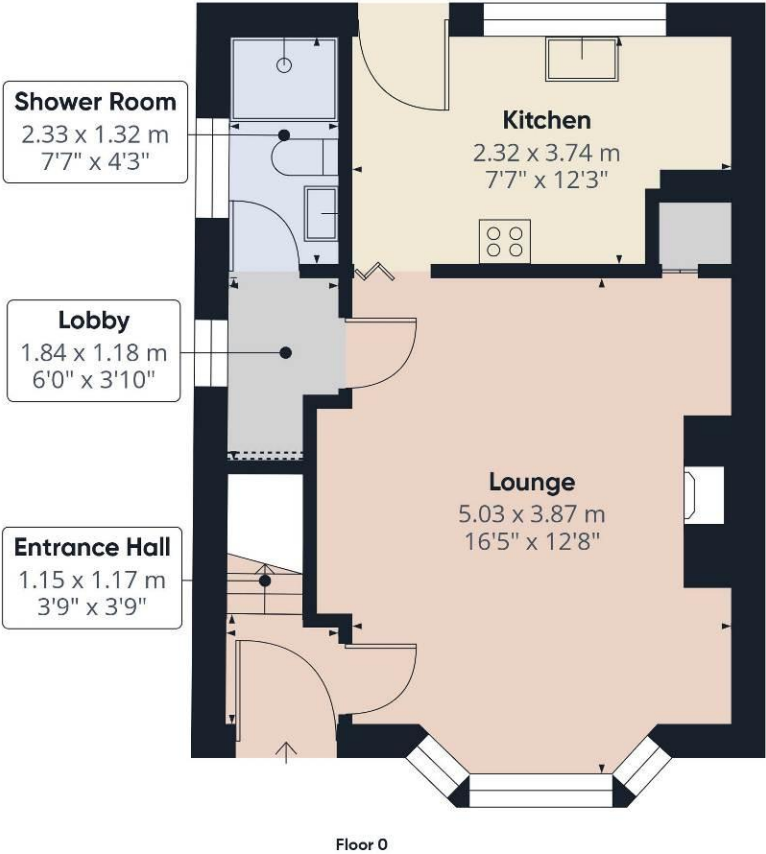
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 67 sq m (723 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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