



23 Thorndale Croft  
Wetwang  
YO25 9XZ

ASKING PRICE OF

**£187,500**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge/Dining Room



3



1



1



Off Road  
Parking



LPG Central Heating

## 23 Thorndale Croft, Wetwang, YO25 9XZ

Upon entry to this established detached home you will be greeted by a stylish range of accommodation which has been overhauled by the seller to include many contemporary features including an open plan lounge with dining area and kitchen. The room itself is flooded with light from windows at the front and rear and there is also access to the exterior from the kitchen area. The first floor offers three bedrooms plus re-fitted shower room.

It is perhaps the exterior of the property which merits more than a brief description having been totally transformed by the vendor who has created an extremely lush and densely planted private haven, away from any prying eyes and a perfect relaxation space.

There is off-street parking and the property stands within an established cul-de-sac comprising many different dwelling styles.

Viewing will certainly not disappoint!

### 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."

### ENTRANCE HALL

With straight flight staircase leading up to the first floor.

### LOUNGE/DINING ROOM

23' 8" x 11' 8" (7.22m x 3.57m)

Flooded with light from two Windows, one to the front and one to the rear. Inset niche suitable for a mock fire, contemporary built in shelving, radiator and being open plan into:





Lounge



Lounge/Dining Room



Kitchen



Bedroom

## Accommodation

### KITCHEN

9' 8" x 7' 2" (2.96m x 2.19m)

The kitchen is fitted with a range of panelled kitchen units and worktops together with one and a half bowl stainless steel sink having a base cupboard beneath, space and point for slot in electric oven, plumbing for automatic washing machine and door leading out to the rear.

### LANDING

With loft access and pulldown wooden ladder.

### BEDROOM 1

10' 9" x 8' 6" (3.3m x 2.6m)

With rear facing window. Radiator.

### BEDROOM 2

12' 4" x 8' 3" (3.78m x 2.53m)

With front facing window. Radiator.

### BEDROOM 3

7' 5" x 6' 2" (2.27m x 1.88m)

Rear facing window. Radiator.

### SHOWER ROOM

With contemporary suite comprising a Quadrant shower enclosure with plumbed-in shower, wall hung wash basin and encased cistern WC. Fully tiled walls and modern radiator. Panelled ceiling.

### OUTSIDE

To the front of the property is a forecourt plus drive which is suitable for parking.

Immediately to the rear of the property is a paved patio and this gives way to a very comprehensively planted garden. A gravel path meanders through a lush, planted area and eventually leads to a paved patio. There is then a reverse path leading back to the rear of the house. The garden itself offers tremendous privacy and is a real haven.

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





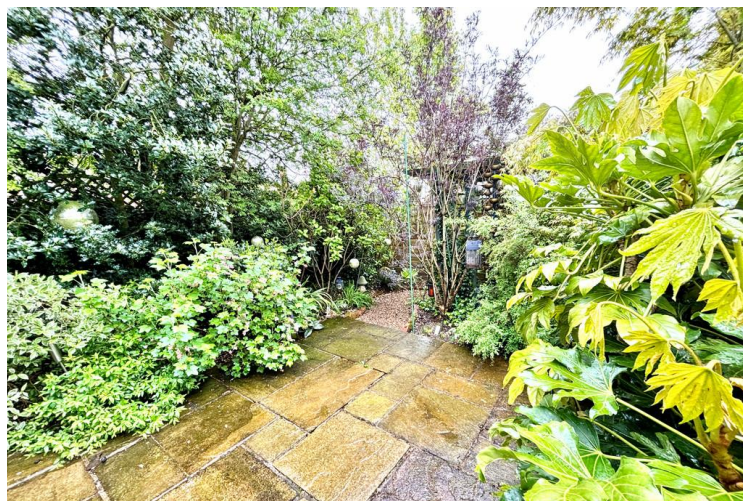
Bedroom



Shower Room



Outside



Outside

**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**

All mains services are available at the property.

**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 F.

**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?**

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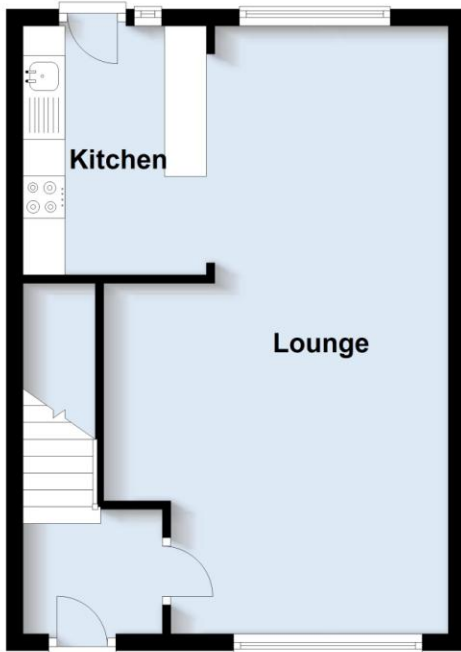
**VIEWING**

Strictly by appointment with Ulllyotts.

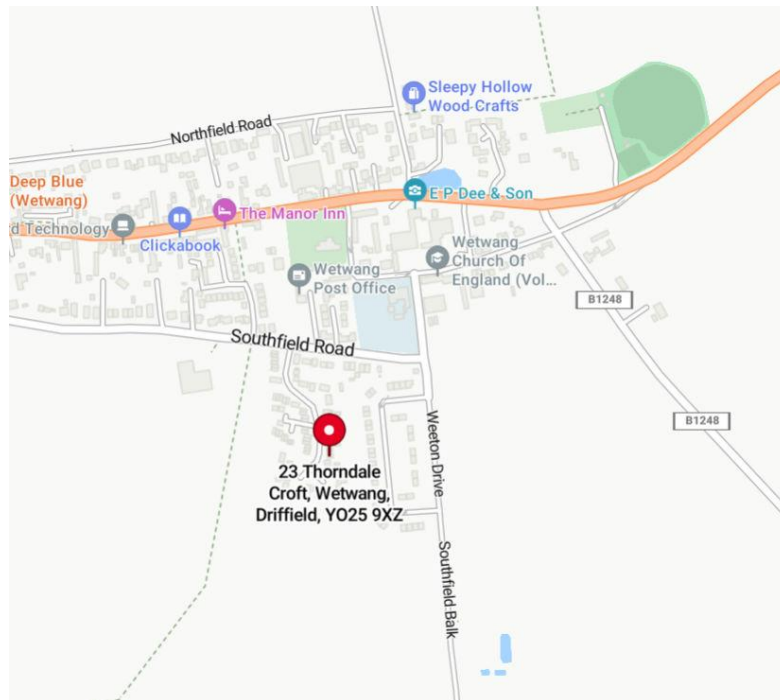
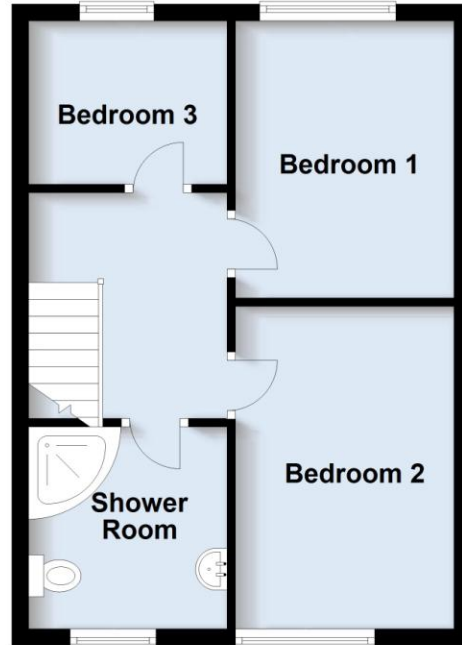
Regulated by RICS

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

**Ground Floor**

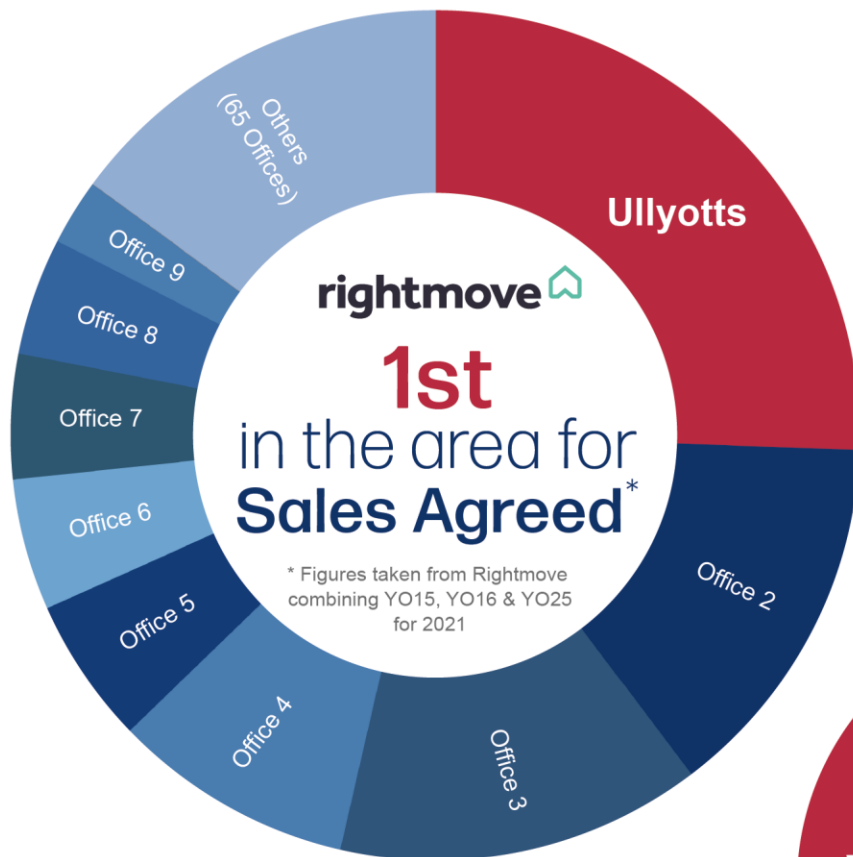


**First Floor**





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EST 1891



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