



BEVERLEY ROAD, WETWANG, DRIFFIELD YO25

£400,000

NORTH
RESIDENTIAL

A beautifully presented and stylish home by Wold Top Developments Ltd. offering a superb opportunity to live within a Wolds village, with easy access to Drifffield, Beverley and Pocklington.

This is a beautiful, welcoming, and stylish home is presented in excellent condition, being only completed about 12 months ago. The property has fantastic accommodation of about 1572sqft in total (including the garage), it is perfectly enhanced for modern living. This is an accessible location, with easy access to the amenities the nearby popular towns of Drifffield and Pocklington have to offer.

This desirable property has outstanding accommodation with high quality, modern and tasteful fixtures. This stunning home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. The house benefits from beautiful reception space, four double bedrooms (two with an en-suite shower room) plus a study on the ground floor.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band D

EPC Rating
Band B





Property Description.

Spindlewood was constructed using Ivanhoe Olde Village facing brick with a rustic red clay pantile roof.

The welcoming entrance hall offers a warm feel to the house. The sitting room provides excellent space for entertaining and family living, and this is complemented by the generous kitchen with dining area which has space to include a family seating area. The impressive, and stylish kitchen with dining area has attractive proportions and offers family friendly and sociable space. The ground floor reception space has been designed to allow full benefit of the views onto the beautiful garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life. There are bi-folding doors with lovely views onto the garden and these lead onto the patio from the dining area. The kitchen from the Wren Infinity range features copper rails, and a range of integrated appliances including a fridge freezer, hob, oven, and dishwasher.

Off the hall is a WC with modern white fittings. There is a utility with a sink, plumbing for a washing machine, and a range of wall and base units which match the kitchen. The study is located opposite the sitting room and provides further flexibility.

There is under floor heating throughout the whole ground floor, radiators to the first floor with black towel radiators to the bathrooms which continue the high-end design features.

There are four double bedrooms. The principal bedroom benefits from an en-suite shower room with modern white fittings and storage below the wash hand basin. Bedroom two also benefits from an en-suite shower room. The sanitary ware includes matt black taps and shower fittings, colour matched vanity units and LED mirrors.



Property Description.

The house accommodation provides the ideal balance for entertaining and accommodating family life and it is presented to the highest standard throughout. There is the benefit of double glazing and an excellent EPC rating. The electrics continue the high-quality touches and include black spotlights to the kitchen and bathrooms with chrome sockets and switches.

Floor coverings include ceramic tiling to the ground floor hall, kitchen, WC and utility and bathrooms which have full height ceramic tiling. Premium carpet is laid to the sitting room, study bedrooms and stairs. The internal doors complement the modern features throughout and are pre-finished oak faced with matt black ironmongery. The single garage has an electric vehicle door and side pedestrian door.

The front garden has been planted with a range of shrubs, there is a good-sized drive and access to the fully enclosed rear garden is from both sides of the house. Patios and paths benefit from tasteful Indian sandstone, the rear garden is laid to lawn with two blossom trees. There is an electric vehicle charging point.



Services.

Mains electricity. A Daiken air source heat pump is installed with water storage cylinders. A management company is in place for the pumping station for the wastewater and the service package for the maintenance and service package for this is about £360 pa (2024).

Location.

Postcode – YO25 9XR

For a precise location, please use the What3words App [///waggled.lessening.acre](https://www.what3words.com/)







Location.

Wetwang is a popular village, conveniently positioned to take advantage of pretty market towns, the coast, the historic city of York and the modern city of Hull, awarded City of Culture in 2017. The village benefits from a primary school, a pub, bowling club, village hall, pond, fish & chip shop, medical centre, picnic site and play area. The coast can be easily reached, with the stunning Fraisthorpe beach and The Cow Shed café about nineteen miles to the east.

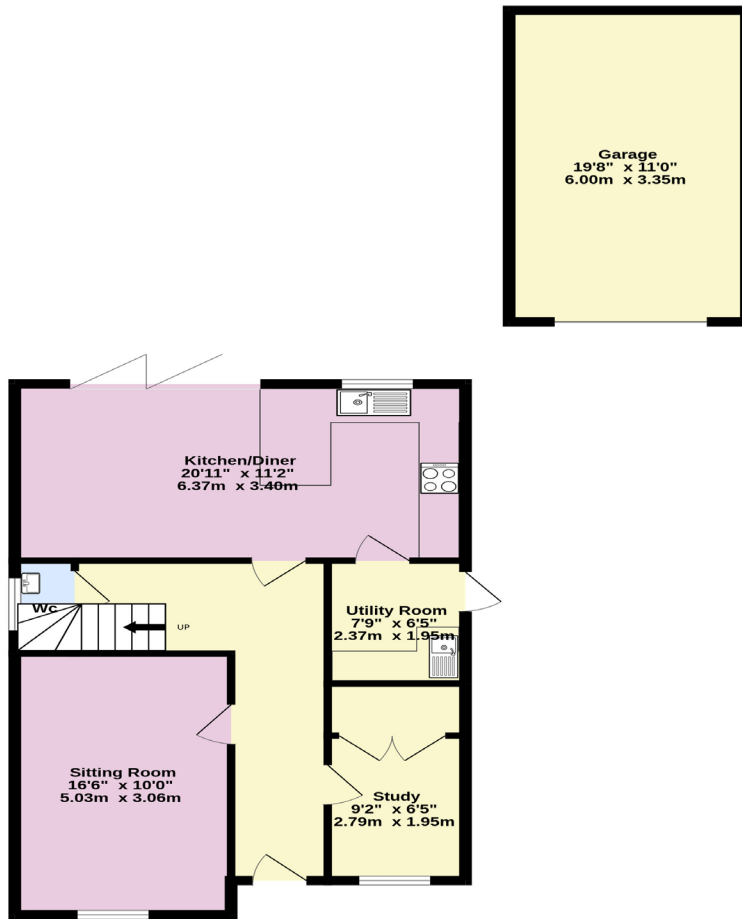
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

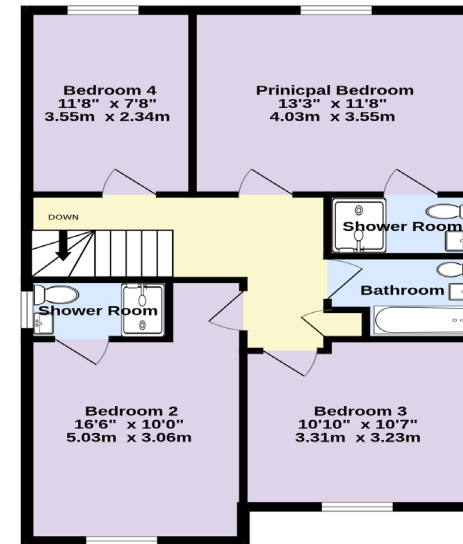
York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



