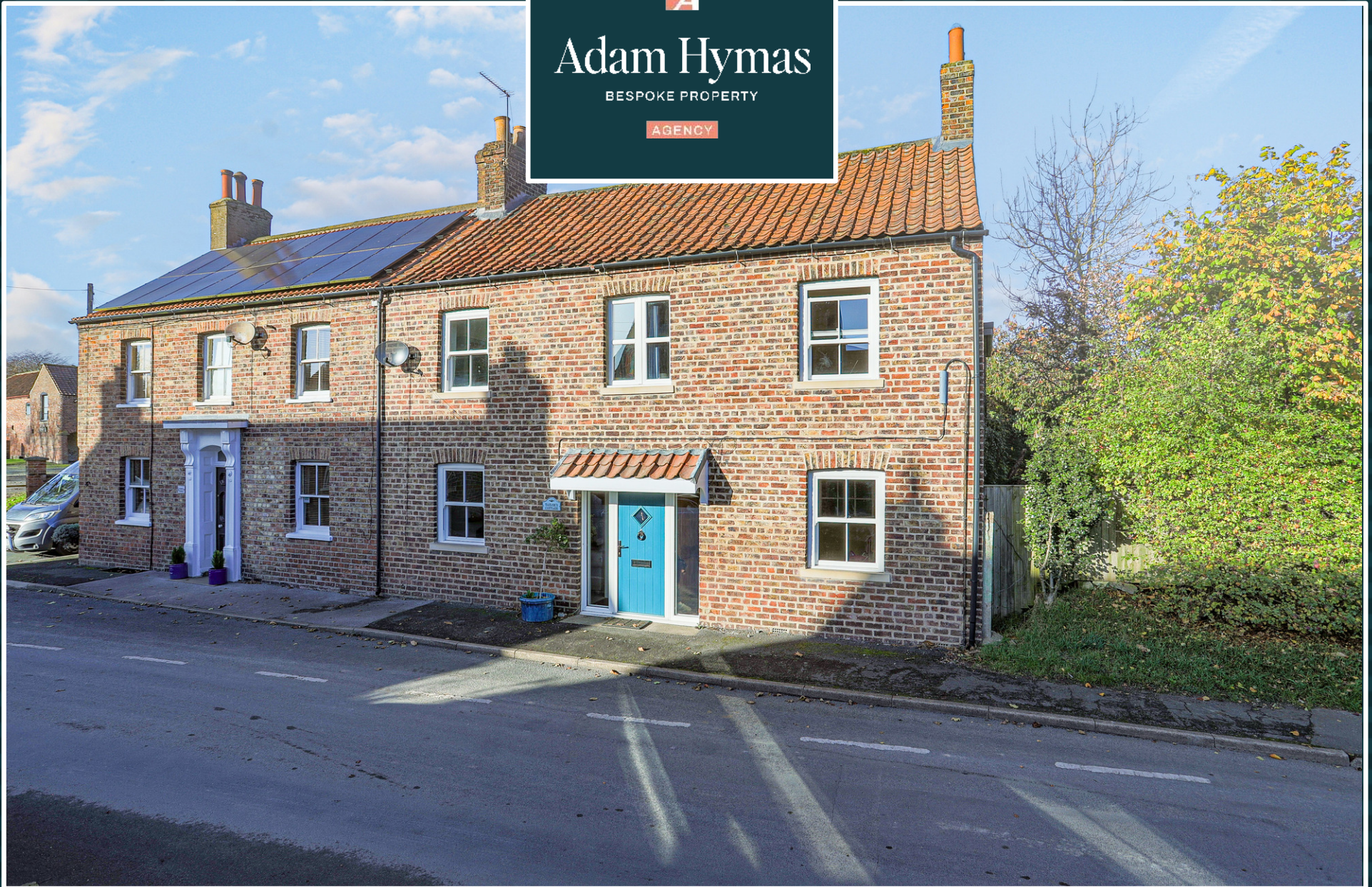




Adam Hymas

BESPOKE PROPERTY

AGENCY



6 Pulham Lane, Wetwang, Driffield, East Riding of Yorkshire, YO25 9XT

Property Description

Taylors Cottage is a beautiful 1880's double-fronted cottage situated in the popular village of Wetwang.

The property has been tastefully modernised over recent years, bringing modern comforts while retaining lots of the property's original character.

Upon entering the property you are greeted with a well-lit entrance hall with a stunning pattern tiled floor. Continue through the home to the two reception rooms. The cosy snug is fitted with a multi-fuel log burner. The family lounge currently used as a children's playroom has a cast iron open feature fireplace.

Both rooms lead through to the kitchen/diner. The Kitchen is fitted with a range of high-quality wall and base cupboards, an arched brick recess which houses a built-in range with gas hob. There is a breakfast bar and large dining area with double-glazed doors which opens onto the patio and garden.

Additionally there is a separate utility and cloakroom/WC.

Upstairs are four great size double bedrooms. Bedroom three leads through to bedroom four. There is also a useful study space situated in the centre of the landing.

The family bathroom is equipped with a separate shower cubicle, a bath and has been fitted with antique-style fittings.

Externally the property has a walled enclosed rear garden with a paved patio seating area. The mature grass lawn is boarded with an array of flowers and plants.

On-street parking is available on Pullam Lane.

Don't miss the chance to make this country cottage your home today.

Call Bespoke Property Agency to arrange a viewing today.



1880's double-fronted cottage

Modernised throughout while retaining lots of character

Four great size bedrooms

Enclosed rear garden

Log burner fitted in the snug



Location

6 Pulham Lane, Wetwang, Drifffield, East Riding
of Yorkshire, YO25 9XT

Wetwang is a Yorkshire Wolds village and civil parish in the East Riding of Yorkshire, England, 6 miles (10 kilometres) west of Drifffield on the A166 road.



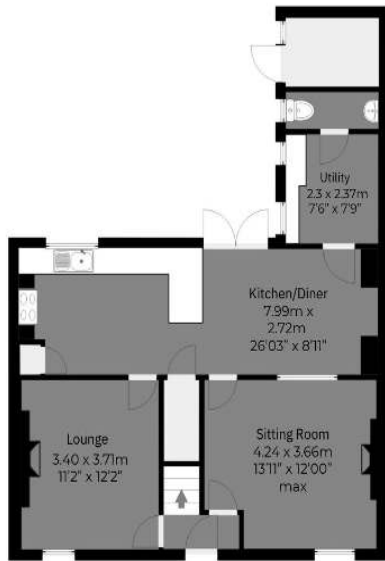
TEL: 01653 524181

WHATSAPP: 07470061481

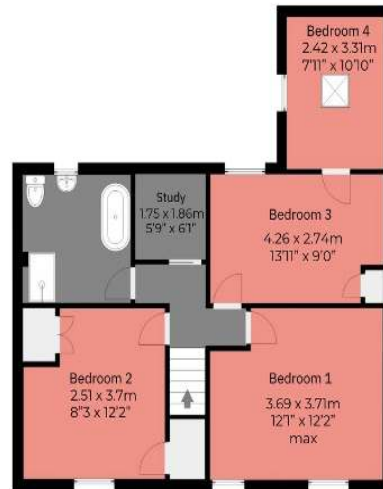
EMAIL: Enquiries@bespokepropertyagency.co.uk

Tailors Cottage, 6 Pulham Lane, Driffield, YO25 9XT

Gross Internal Area: 130m² (1399.3ft²)



Ground Floor
Gross Internal Area: 66.2m²
(712.6ft²)



First Floor
Gross Internal Area: 64m²
(688.9ft²)

All measurements are approximated for purposes only and should be independently verified.
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Entrance Porch
Door to front aspect, radiator, pattern tiled floor, staircase to first floor

Lounge
3.40 x 3.71 m
Log burner, carpet flooring, sash window to front aspect, radiator, tv point

Sitting room / Playroom
4.24 x 3.66 m
Double glazed sash window to the front aspect, coving, open fireplace with tiled hearth, fitted shelving, wooden laminate floor, radiator.

Kitchen/Diner
2.72 x 7.99 m
Range of wall and base units, built in dishwasher, arched brick oven recess, range oven with gas hob, tiled splash backs, stainless steel sink unit, double glazed window to the rear aspect, breakfast bar area, under stairs cupboard space, radiators, sink drainer, double doors to the rear and engineered oak flooring.

Utility Room / Guest W/C
Single glaze sash window to the side, oil central heating boiler, plumbing for washing machine

Guest W/C, wash hand basin, window to side aspect, tiled floor

Landing
Carpet flooring, stain glass window, loft hatch access, part boarded loft with light

Bedroom One
3.12 x 3.69 m
Double glazed sash window to the front, radiator and fitted cupboard and space for wardrobes, carpet flooring

Bedroom Two
3.71 x 3.69 m
Double-glazed sash window to the front, second window to side front aspect, radiator, carpet flooring

Bedroom Three
4.26 x 2.74 m
Window to the rear aspect, radiators, door leading to fourth bedroom, carpet flooring

Bedroom Four
2.41 x 3.33 m
Sky light to side aspect, radiator, window to side aspect, carpet flooring

Study
1.85 x 1.75 m
Carpet flooring, sliding door to the landing.

Family Bathroom
Shower cubicle, bath, radiator, extractor fan, WC, wash hand basin, window to the rear aspect.

Rear Garden
Brick-walled garden with paved patio seating area, mature grass lawn with flower borders. Storage outhouse adjoining the property, oil tank behind a brick wall, external cold-water tap, side gate access.

Disclaimer
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.





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Redress
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