Ground Floor Bedroom 1 3.33m x 3.64m (10'11" x 11'11" Bedroom 2 4.40m x 3.02m (14'5" x 9'11")

Total area: approx. 95.6 sq. metres (1028.5 sq. feet) This plan is for illustrative purposes only. Plan produced using PlanUp.

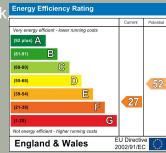
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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



32, Southfield Road, Wetwang, YO25 9XX £239,950



Nestled in the picturesque Yorkshire Wolds, this charming three-bedroom detached bungalow invites you to experience the epitome of countryside living. With open views to the front capturing the essence of rural beauty. You'll immediately feel at home upon entering the warm and inviting hallway. The spacious kitchen, boasting ample storage and workspace, is perfect for culinary endeavours, while the generously-sized sitting room offers relaxation with its log burning stove. Retreat to the three peaceful double bedrooms, accompanied by a recently fitted shower room for added convenience. Outside, the well-maintained lawned gardens provide a tranquil backdrop, adorned with flowers, hedges, and shrubs, offering a sense of privacy with fence boundaries. There is a side driveway leading to a garage, ensuring practicality and convenience. Tenure: Freehold. East Riding of Yorkshire Council: Band C.





Tenure: Freehold
East Riding of Yorkshire Council
Band: C

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, telephone point.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator.

KITCHEN

3.64m x 3.02m (11'11" x 9'10")

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob, extractor hood over, 1.5 bowl stainless steel sink unit, plumbing for automatic washing machine, plumbing for dishwasher, part tiled walls, radiator, fitted cupboard, rear entrance door, wooden, flooring, wall mounted gas fired central heating boiler.

SITTING ROOM

5.76m x 3.63m (18'10" x 11'10")

Multi fuel stove in tiled hearth and wooden mantle, T.V. aerial point, two radiators.

INNER HALL

Fitted cupboard, access to loft space (ladder, light, partially boarded).

BEDROOM ONE

3.33m x 3.64m (10'11" x 11'11") Radiator.

BEDROOM TWO

4.40m x 3.02m (14'5" x 9'10")

Radiator, wash hand basin set in vanity unit.

BEDROOM THREE

2.74m x 2.62m (8'11" x 8'7")

Radiator.

SHOWER ROOM

Three piece suite comprising walk in shower cubicle, pedestal wash hand basin, low flush W.C., fully tiled walls, chrome heated towel rail, extractor.

OUTSIDE

Outside, the well-maintained lawned gardens provide a tranquil backdrop, adorned with flowers, hedges, and shrubs, offering a sense of privacy with fence boundaries

DETACHED GARAGE

5.31m x 2.64m (17'5" x 8'7") Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, Lpg gas, electricity and septic tank.

APPLIANCES

No Appliances have been tested by the Agent.











