



Main Street, Wetwang, Driffield, YO25 9XJ

Welcome to

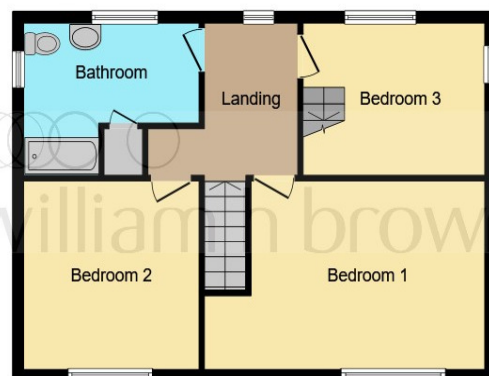
Main Street, Wetwang, Drifffield

Charming detached double-fronted home in a sought-after Wolds village. Features include 3 bedrooms, loft spaces, private gardens, off-street parking, and extensive garaging/workshops - perfect for families or self-employed buyers.

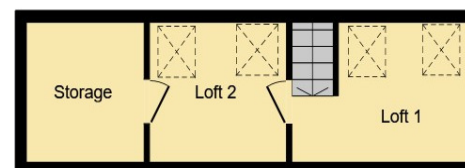




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

16' 4" into bay window x 11' 3" into recess (4.98m into bay window x 3.43m into recess)

Dining Area

11' 5" x 13' (3.48m x 3.96m)

Kitchen Area

17' 1" x 7' 7" (5.21m x 2.31m)

Utility Room

7' 3" x 4' 3" (2.21m x 1.30m)

Cloakroom

Conservatory

11' 9" x 5' 7" (3.58m x 1.70m)

Landing

Bedroom 1

12' 2" plus wardrobes x 11' 1" (3.71m plus wardrobes x 3.38m)

Bedroom 2

11' maximum x 11' 2" (3.35m maximum x 3.40m)

Bedroom 3

8' 3" x 8' 9" plus stairs (2.51m x 2.67m plus stairs)

Bathroom

Loft 1

11' 9" x 9' restricted head height (3.58m x 2.74m restricted head height)

Loft 2

8' 4" x 9' restricted head height (2.54m x 2.74m restricted head height)

Side Garden

Outbuildings

20' 6" x 8' 6" (6.25m x 2.59m)

Timber Store Shed

22' x 7' 7" narrowing to 6' 5" (6.71m x 2.31m narrowing to 1.96m)

Agents Note

Please note this property is in an conservation area

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Main Street, Wetwang, Driffield

- Non-estate location in a highly sought-after Wolds village.
- Detached period double-fronted home with spacious accommodation.
- Private side garden and patio plus driveway parking.
- Extensive garaging and workshops - ideal for self-employed or hobby use.
- Flexible interior with 3 bedrooms, loft rooms, conservatory, and more.

Tenure: Freehold EPC Rating: G
Council Tax Band: C



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107104



Property Ref:
BEV107104 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk