



17 Southfield Close
Wetwang
YO25 9XQ

ASKING PRICE OF

£240,000

2 Bedroom Detached Bungalow



Garden

 2
  1
  1
  Garage & Off Road Parking
  Air Source Heating

17 Southfield Close, Wetwang, YO25 9XQ

A detached bungalow, which if you didn't know was here, you would probably miss it! Set back from the main part of the cul-de-sac in a corner position, this detached bungalow offers not only spacious living including a super welcoming entrance hall, it also has two double bedrooms along with light and airy lounge plus breakfast style kitchen.

Eco credentials of this bungalow include an air source heat pump and parking is available to the front as well as a single garage.

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



Lounge



Breakfast Kitchen



Bathroom

Accommodation

ENTRANCE HALL

4.58' 2.09" (1.27m)

A large welcoming entrance hall to the property with built-in double cupboard housing hot water cylinder, fitted laminate flooring, double panelled radiator and loft access.

LOUNGE

15' 5" x 11' 7" (4.70m x 3.55m)

With dual aspect both to the front and side, semi-tiled fireplace with tiled hearth, coved and textured ceiling. Double panelled radiator.

BREAKFAST KITCHEN

15' 6" x 10' 8" (4.74m x 3.26m)

Fitted along three walls with a range of traditionally styled kitchen units featuring panelled doors in medium oak. Inset one and a half bowl sink with base cupboard beneath. Space for a slot-in electric cooker.

Space and plumbing for automatic washing machine and provision for a dryer. Integrated fridge and freezer plus double panelled radiator. Coved and textured ceiling. Fitted laminate flooring.

BEDROOM 1

11' 5" x 11' 2" (3.48m x 3.42m)

With window looking out onto the rear garden. Coved and textured ceiling. Double panelled radiator.

BEDROOM 2

11' 3" x 11' 3" (3.45m x 3.43m)

With views onto the garden, this time having a patio door. Coved and textured ceiling.

BATHROOM

7' 2" x 6' 9" (2.20m x 2.06m)

With corner bath and shower over. Curtained rail. Low level WC and pedestal wash hand basin. Double panelled radiator.

OUTSIDE

The property is set back from the main part of the development accessed via a private drive which leads to a parking space and in turn leads to a single garage. There are front gardens, these being predominantly laid to lawn whilst also having planted beds. The gardens extend to the side, whilst to the rear is a further garden, again predominantly laid to lawn with side planted beds. There is also a raised patio.



Bedroom 1

CENTRAL HEATING

Provided by the air source heat pump.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water, electricity and drainage connected.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.

VIEWING

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 2

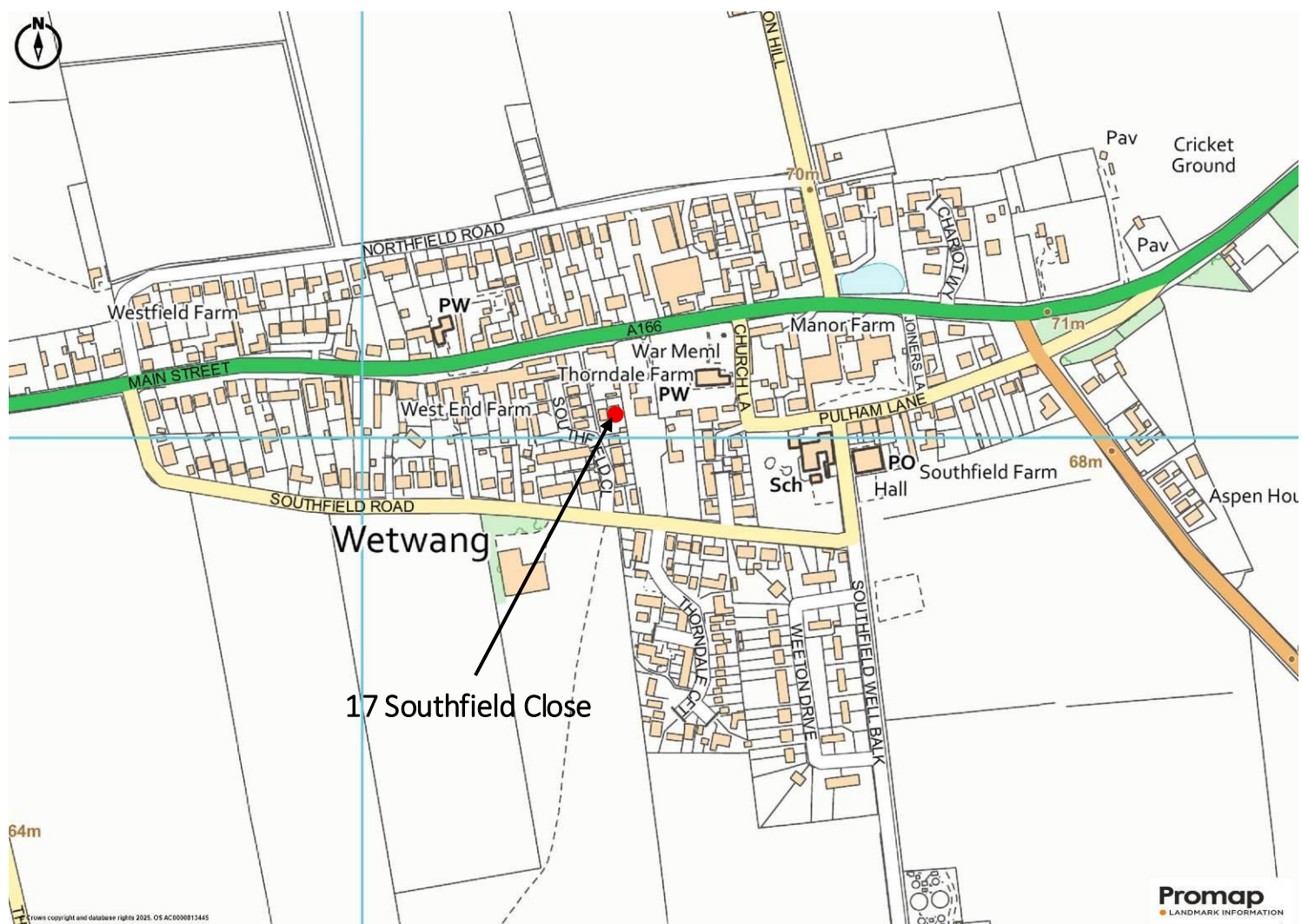


Outside

The floor plan shows a rectangular apartment layout. At the top center is the **Bathroom** (2.20 x 2.06 m / 7'2" x 6'9") containing a toilet, sink, and bathtub. To its left is **Bedroom 2** (3.45 x 3.43 m / 11'3" x 11'2"). To its right is the **Breakfast Kitchen** (3.26 x 4.74 m / 10'8" x 15'6"). Below the bathroom is the **Entrance Hall** (4.58 x 2.09 m / 15'0" x 6'10"), which features a central entrance door at the bottom and a closet. To the left of the hall is **Bedroom 1** (3.42 x 3.48 m / 11'2" x 11'4"). To the right is the **Lounge** (3.55 x 4.70 m / 11'7" x 15'5"). A compass rose in the bottom left corner indicates North (N), South (S), East (E), and West (W).

Room	Dimensions (m)	Dimensions (ft/in)
Bedroom 1	3.42 x 3.48	11'2" x 11'4"
Bedroom 2	3.45 x 3.43	11'3" x 11'2"
Bathroom	2.20 x 2.06	7'2" x 6'9"
Breakfast Kitchen	3.26 x 4.74	10'8" x 15'6"
Lounge	3.55 x 4.70	11'7" x 15'5"
Entrance Hall	4.58 x 2.09	15'0" x 6'10"





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