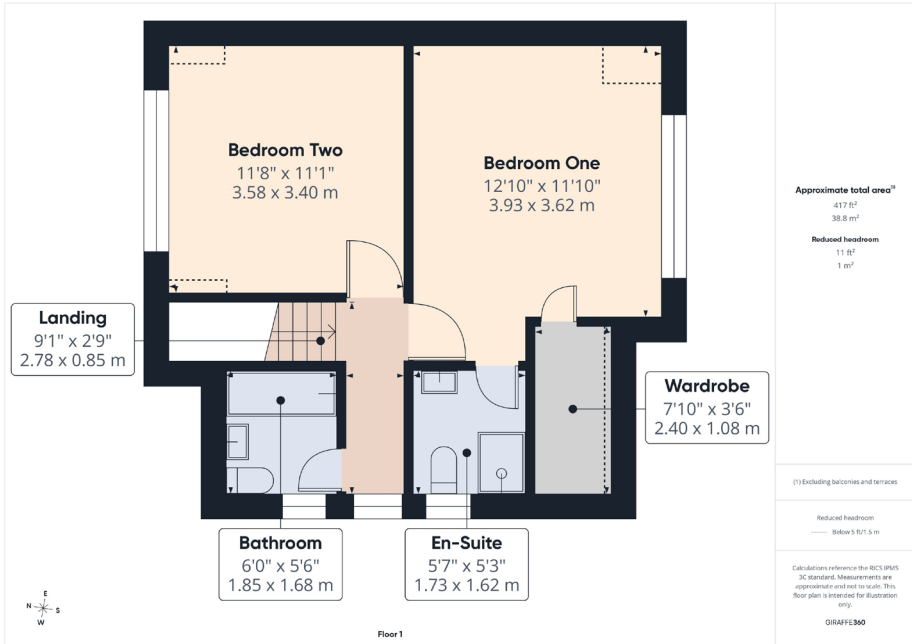
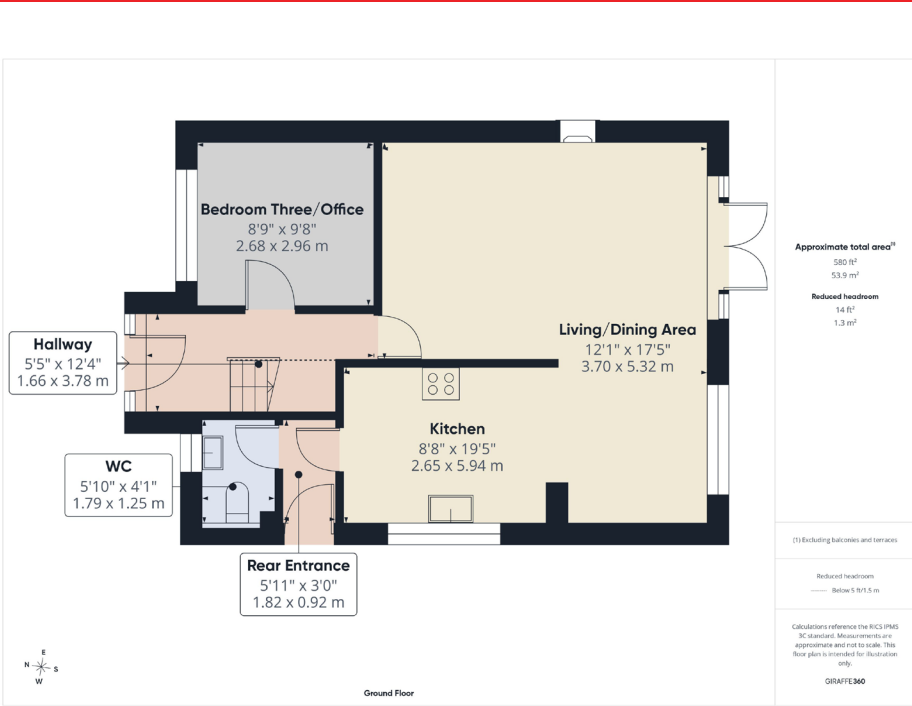




SERVICES
Heating is via electric radiators. The water tank is located in the garage and there is also a shared septic tank with the neighbour which gets emptied annually.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Asking Price
£275,000

21 Northfield Road,
Wetwang, YO25 9XY



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Dee Atkinson & Harrison



21 Northfield Road, Wetwang, YO25 9XY

A versatile, fully renovated detached dormer house offering stylish, move-in-ready accommodation in a highly sought-after village location. 21 Northfield Road is a beautifully presented home which features well-proportioned rooms throughout, an impressive open-plan living space, three double bedrooms, and two modern bathrooms, providing flexible accommodation to suit a variety of lifestyles. Outside, there is off-street parking, while the front aspect enjoys stunning views across rolling countryside. Offered with no onward chain, this exceptional property is ready for its next owners to move straight in and enjoy.

The property briefly comprises:- entrance hall, bedroom/office space, open plan living/dining area leading onto the kitchen, rear hallway and WC. The first floor has primary bedroom with walk in wardrobe and en-suite, an additional second double bedroom, family bathroom, rear garden, garage and off street parking.

LOCATION

Wetwang has easy access to the local amenities within the village such as the fabulous fish and chip shop, public house, primary school, the community hall and doctor's surgery. Wetwang offers easy access to the Cities of York and Hull as well as local market towns of Driffield, Beverley, Pocklington and Malton.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

New composite door and window to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

BEDROOM THREE/STUDY- 8'9 (2.68m) x 9'8 (2.96m)

Versatile reception room with window to the front aspect, fitted carpets, radiator, TV point and power points.

OPEN PLAN LIVING/DINING AREA- 12'1 (3.70m) x 17'5 (5.32m)

A spacious, light and airy open plan space with French doors and windows to the rear aspect, inset spotlights, partially panelled walls, electric log burning stove with stone hearth, laminated flooring, radiator, TV point and power points. The dining room leads into:

KITCHEN- 8'8 (2.65m) x 19'5 (5.94m)

Modern and stylish kitchen area with window to the side aspect, inset spotlights, tiled splash back, a range of shaker style wall and base units, ceramic inset one and a half sink with drainer unit, integrated fridge/freezer, dishwasher, oven with electric hob and extractor hood, laminated flooring and power points.

REAR HALLWAY

Door to the side aspect, laminated flooring, radiator and power points.

WC- 5'10 (1.79m) x 4'1 (1.25m)

Opaque window to the front aspect, partially tiled walls, low flush WC, sink with vanity unit and mixer tap, tiled flooring and radiator.

FIRST FLOOR LANDING

Window to the side aspect, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 12'10 (3.93m) x 11'10 (3.62m)

Primary bedroom suite with window to the rear

aspect, fitted carpets, radiator, TV point and power points.

WARDROBE- 7'10 (2.40m) x 3'6 (1.08m)

Walk in wardrobe with fitted carpets and power points. There is also access to the eaves.

EN-SUITE- 5'7 (1.73m) x 5'3 (1.62m)

Opaque window to the side aspect, inset spotlights, wet wall boarding, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower with shower attachment, heated towel rail, wall mounted mirror with LED lighting and extractor fan.

BEDROOM TWO- 11'8 (3.58m) x 11'1 (3.40m)

Another double bedroom with window to the front aspect, inset spotlights, fitted carpets, radiator, TV point and power points.

BATHROOM- 6'0 (1.85m) x 5'6 (1.68m)

Opaque window to the side aspect, inset spotlights, partially wet wall boarding and tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower and glass shower screen, heated towel rail, extractor fan and shaving point.

GARDEN

Well proportioned garden which is South facing and is mainly laid with lawn, patio area to the immediate rear, plated flowers, shrubs and hedging with gated side access. There is also a front garden which is laid with lawn and planted flowers and shrubs.

GARAGE

Up and over door, side pedestrian door with window to the rear, water tank, plumbing for washing machine and space for white goods, power and lighting.

PARKING

There is off street parking for two/three cars.

