



17 Weeton Drive
Wetwang
YO25 9XU

ASKING PRICE OF

£170,000

3 Bedroom Semi-Detached House



Garden



3



1



1



Off Road
Parking



Air Source Heating

17 Weeton Drive, Wetwang, YO25 9XU

Located on the fringe of this established village which is well situated for access to the wider area, by road, this is a substantial semi-detached house of likely interest to multiple buyer types. It provides a good range of accommodation, however, it is perhaps other aspects which set this property aside from the competition.

The rear garden is substantial! The property also offers a delightful open countryside vista across the open beauty of the Yorkshire Wolds.

Eco credentials include efficient air source heat pump central heating and modern double glazing.

Overall, this is an opportunity for buyers to acquire what is a substantial semi-detached home, develop and re-fit to their own requirements and create a truly remarkable home!

WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffield 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."



Lounge



Kitchen



Kitchen



Wet Room

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

With staircase leading off to the first floor.

LOUNGE

16' 2" x 12' 6" (4.93m x 3.83m)

With front facing bay window and built-in understairs cupboard. Tiled fire surround. Radiators.

BREAKFAST KITCHEN

16' 10" x 7' 6" (5.15m x 2.29m)

Fitted with a range of kitchen units including base and wall mounted cupboards along with a stainless steel sink and worktops. Tiled splash backs, space and plumbing for automatic washing machine and built in cupboard housing the hot water cylinder. Fitted extractor fan. Radiator.

REAR LOBBY

Radiator.

WC

5' 1" x 2' 7" (1.55m x 0.80m)

With low level WC. Radiator.

WET ROOM

8' 0" x 4' 11" (2.46m x 1.51m)

A fully functional modern room fitted with an electric shower and half pedestal wash hand basin. Wet walling to all walls and flooring to the shower area. Integrated shower seat. Radiator.

FIRST FLOOR LANDING

BEDROOM 1

13' 10" x 10' 7" (4.23m x 3.25m)

A large master bedroom with front facing window. Radiator.

BEDROOM 2

11' 10" x 8' 0" (3.61m x 2.46m)

With rear facing window. Radiator.

BEDROOM 3

8' 8" x 8' 7" (2.66m x 2.64m)

Rear facing window. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Garden

OUTSIDE

The property stands back from the road behind its own front forecourt which provides off-street parking for multiple vehicles. The front boundary is gated.

To the rear of the property is a substantial area of garden which is predominantly lawned. Outside tap.

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.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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

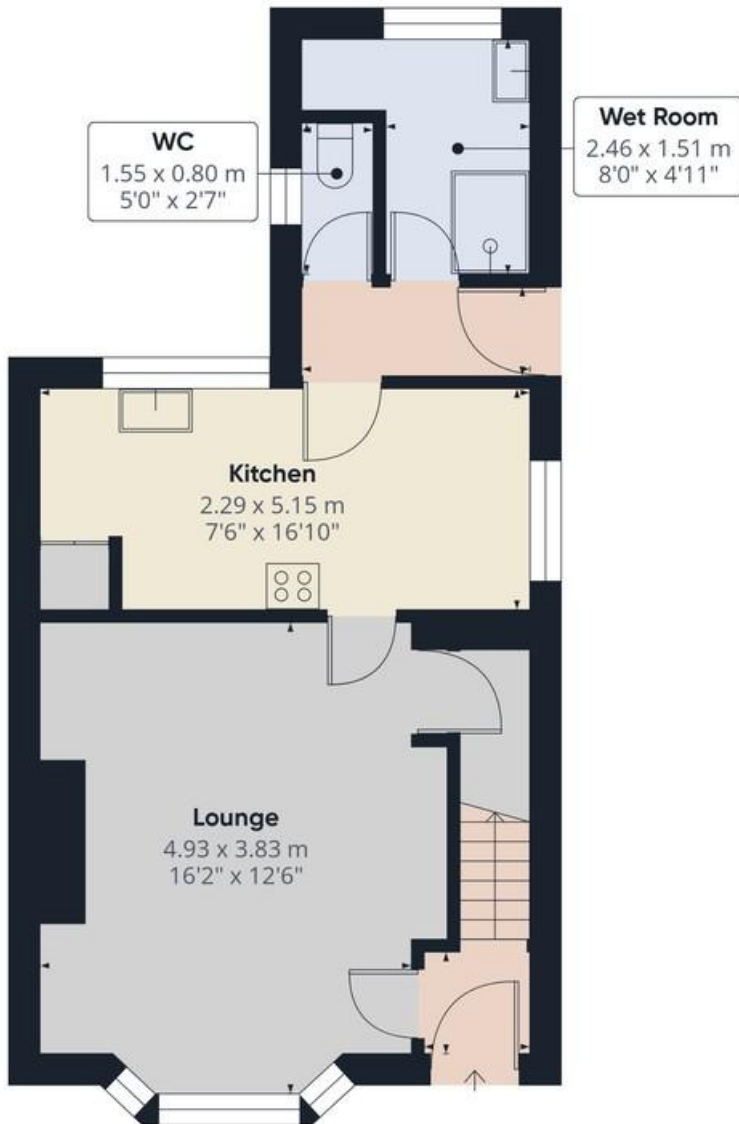
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Rear Elevation

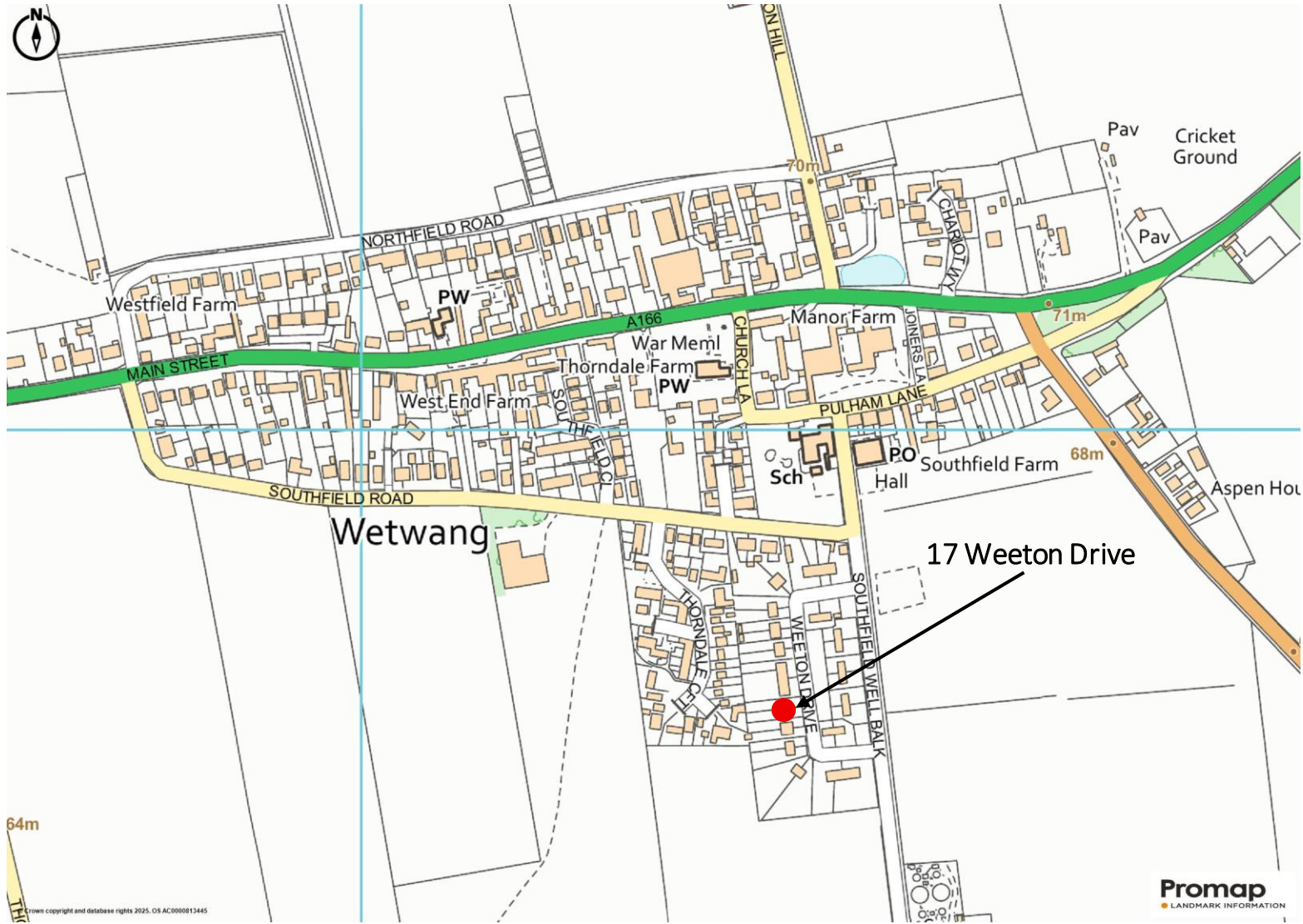
The digitally calculated floor area is 74 sq m (795 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

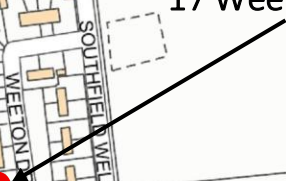


64m

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Promap
LANDMARK INFORMATION

17 Weeton Drive



Wetwang

Westfield Farm

NORTHFIELD ROAD

MAIN STREET

SOUTHFIELD ROAD

A166

West End Farm

Thorndale Farm

War Meml

Manor Farm

CHURCH LANE

PULHAM LANE

Sch

PO Hall

Southfield Farm

Aspen Ho

Pav

Cricket Ground

Pav

70m

71m

68m

WEETON DRIVE

SOUTHFIELD WELL BALK

THORNDALE CT

SOUTHFIELD

CHARLOTTE

ONERS LA

ON HILL

▪ Est. 1891 ▪
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