‘High Holme’
61 Main Street
Wetwang, YO25 9XL

ASKING PRICE OF

£160,000 NO CHAIN

2 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456

Lounge

2 | 2 | 1 | Off Road Parking | Oil Central Heating

‘High Holme’, 61 Main Street, Wetwang, YO25 9XL

Located within the popular semi-rural village of Wetwang, this is a delightfully presented semi-detached house, fully refurbished in recent years, and providing a generous range of well proportioned accommodation. No chain.

A particular feature of this house is **off-street parking which is located to the rear of the house** and the fully enclosed area of garden.

The accommodation on offer includes two main reception rooms along with fitted kitchen. The first floor features a generous master bedroom with front facing window along with a second bedroom and fully fitted bathroom with a bath and shower.

The property benefits from oil fired central heating and double glazing throughout and could well appeal to a variety of buyers from first time buyers through to those simply wanting a semi-rural setting and low maintenance.

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

Dining Room

Kitchen

Kitchen

Accommodation

FRONT ENTRANCE
Into:

LOUNGE
11' 9" x 11' 7" (3.59m x 3.54m)
With front facing window. Double panelled radiator.

Further door leading into:

DINING ROOM
11' 8" x 11' 6" (3.56m x 3.53m)
Built-in alcove storage cupboard and built-in understairs cupboard with staircase leading off to the first floor. Laminate floor. Radiator.

Opening into:

KITCHEN
12' 10" x 9' 10" (3.93m x 3.02m)
Comprising two parts and featuring a range of modern kitchen units including base and drawer units plus wall mounted cupboards to match. Wood block effect worktop. Inset one and a half bowl sink with single drainer and base cupboard beneath. Space for a slot-in electric cooker with extractor over. Space for a refrigerator. Rear facing window and door to the rear.

FIRST FLOOR LANDING
11' 8" x 2' 1" (3.57m x 0.64m)
Radiator.

BEDROOM 1
11' 11" x 11' 8" (3.65m x 3.56m)
With front facing window. Radiator.

BEDROOM 2
11' 7" x 7' 9" (3.54m x 2.37m)
With rear facing window. Radiator.

BATHROOM
9' 9" x 5' 10" (2.98m x 1.80m)
With suite comprising curved edge bath with side shower screen and plumbed-in mixer shower. Low level WW, pedestal wash hand basin and chrome heated towel radiator. Extractor fan.

OUTSIDE
The property is set back from the road behind a grassed verge. There is a private drive from Main Street leading to the rear of

Bedroom 1

Bedroom 2

Bathroom

Rear Elevation

this property where there is parking for this property and its adjacent property.

Immediately to the rear of the subject property is a paved patio and this leads to a lawned garden.

CENTRAL HEATING
Oil fired central heating to radiators. The boiler also provides domestic hot water.

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 E.

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

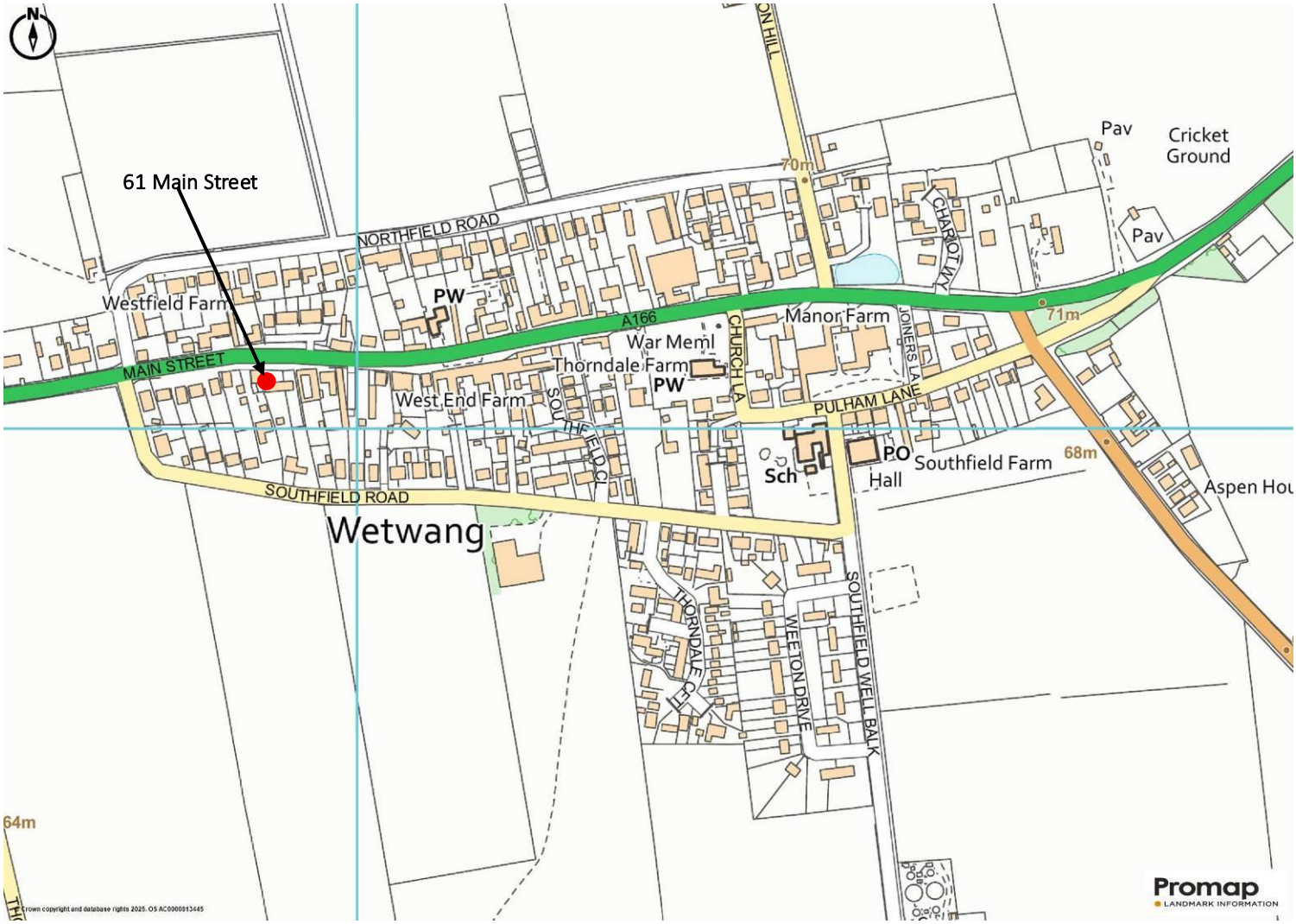
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 67 sq m (719 sq ft). This area may differ from the floor area on the Energy Performance Certificate.


61 Main Street
NORTHFIELD ROAD
Westfield Farm
PW
A166
MAIN STREET
War Meml
Thorndale Farm
PW
West End Farm
SOUTHFIELD C.
CHURCH LA
Manor Farm
JOINERS LANE
CHARIOT WY
PULHAM LANE
Sch
PO
Hall
Southfield Farm
SOUTHFIELD ROAD
Wetwang
THORNDALE CL
WEETON DRIVE
SOUTHFIELD WELL BALK
70m
71m
68m
64m
Pav
Cricket Ground
Pav
Aspen Hou
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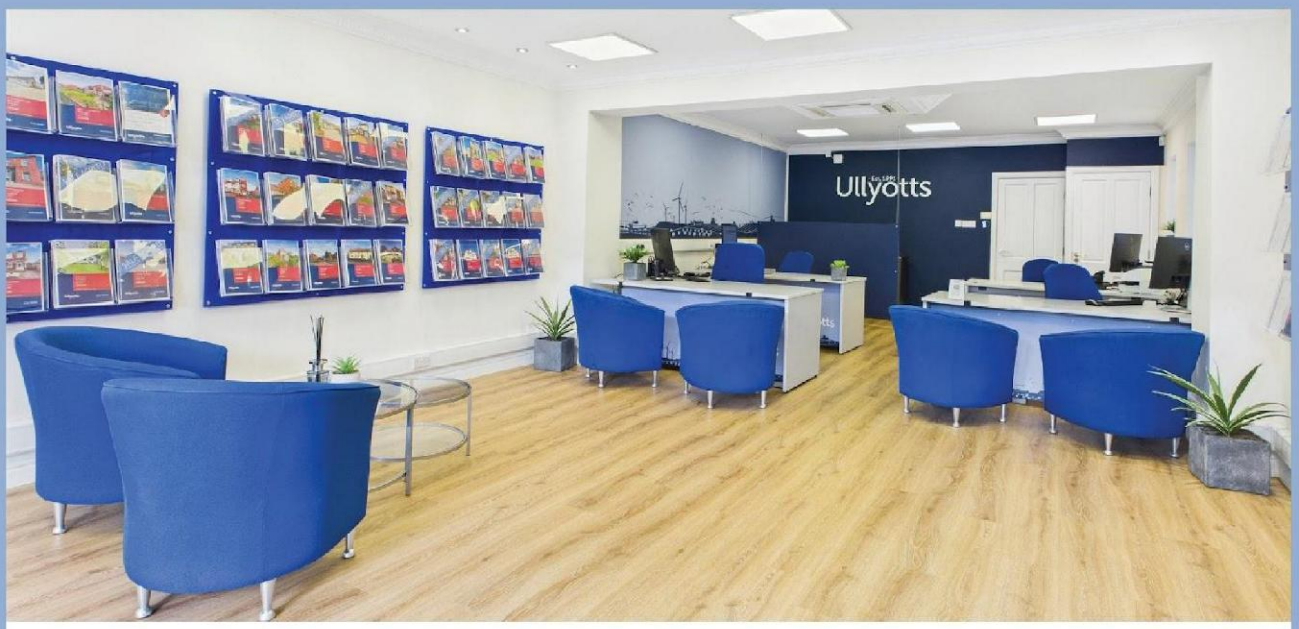

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