



16 Thorndale Croft  
Wetwang  
YO25 9XZ

ASKING PRICE OF

**£160,000**

**2 Bedroom Mid Terrace House**



Garden



2



1



1



Garage



Solid Fuel Central Heating

## 16 Thorndale Croft, Wetwang, YO25 9XZ

**A rare opportunity to purchase, what is a delightfully presented, inner terrace house ready for immediate occupancy, being presented to a superb standard and a real credit to the vendor!**

The lounge features an attractive characterful fireplace with inset stove, having a back boiler which provides heating and hot water. The kitchen is very modern and includes a space for a small breakfast table, whilst on the first floor there are two bedrooms plus house bathroom.

Externally, the property is set back from the road behind a front forecourt and to the rear is a long area of garden, again presented to a high standard. **A hidden feature of this property is located to the rear where there is a single garage, greatly enhancing the overall package!**

### 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



Lounge



Kitchen



Kitchen

## Accommodation

### FRONT ENTRANCE

Into:

### LOBBY

3' 10" x 3' 4" (1.17m x 1.03m)

### LOUNGE

11' 10" x 11' 7" (3.63m x 3.54m)

With front facing window and feature brickwork fire surround with inset stove/back boiler (heats radiators). Quarter-turn open staircase leading off, built-in alcove cupboard. Wood effect flooring. radiator. Door leading into:

### KITCHEN

11' 6" x 10' 2" (3.53m x 3.10m)

Fitted along two walls with a modern range of kitchen units and finished with high gloss doors in white, having a sleek handle less design. Inset one and a half bowl stainless steel sink with base cupboard beneath and space and plumbing for automatic washing machine. Integrated electric oven plus integrated hob with stainless steel extractor over. Radiator.

Door leading to the exterior.

### FIRST FLOOR LANDING

5' 10" x 2' 9" (1.78m x 0.84m)

### BEDROOM 1

11' 6" x 11' 5" (3.53m x 3.50m)

With front facing window and built-in storage cupboard. Radiator.

### BEDROOM 2

10' 3" x 6' 9" (3.14m x 2.08m)

With rear facing window. Radiator.

### BATHROOM

7' 1" x 4' 5" (2.17m x 1.35m)

With white suite and comprising panelled bath, low level WC and vanity style wash hand basin. Fully tiled along two walls. There is an electric shower above the bath with a shower curtain. Ceramic tiled floor.

### OUTSIDE

The property stands back from the road behind a shallow front lawn garden with side planted beds, whilst to the rear is a larger area of garden featuring a patio immediately to the rear of the house. This gives way to an area of lawn with side



Bedroom 1



Bedroom 2



Bathroom



Rear Elevation

borders finished with plum slate and a path leading to a further patio/seating area. Rear gate to the parking area.

#### **GARAGE**

There is a single garage to the rear of the property within a parking area.

#### **CENTRAL HEATING**

Solid fuel central heating, via a back boiler, to radiators. This also provides the 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 (awaiting assessment).

#### **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.

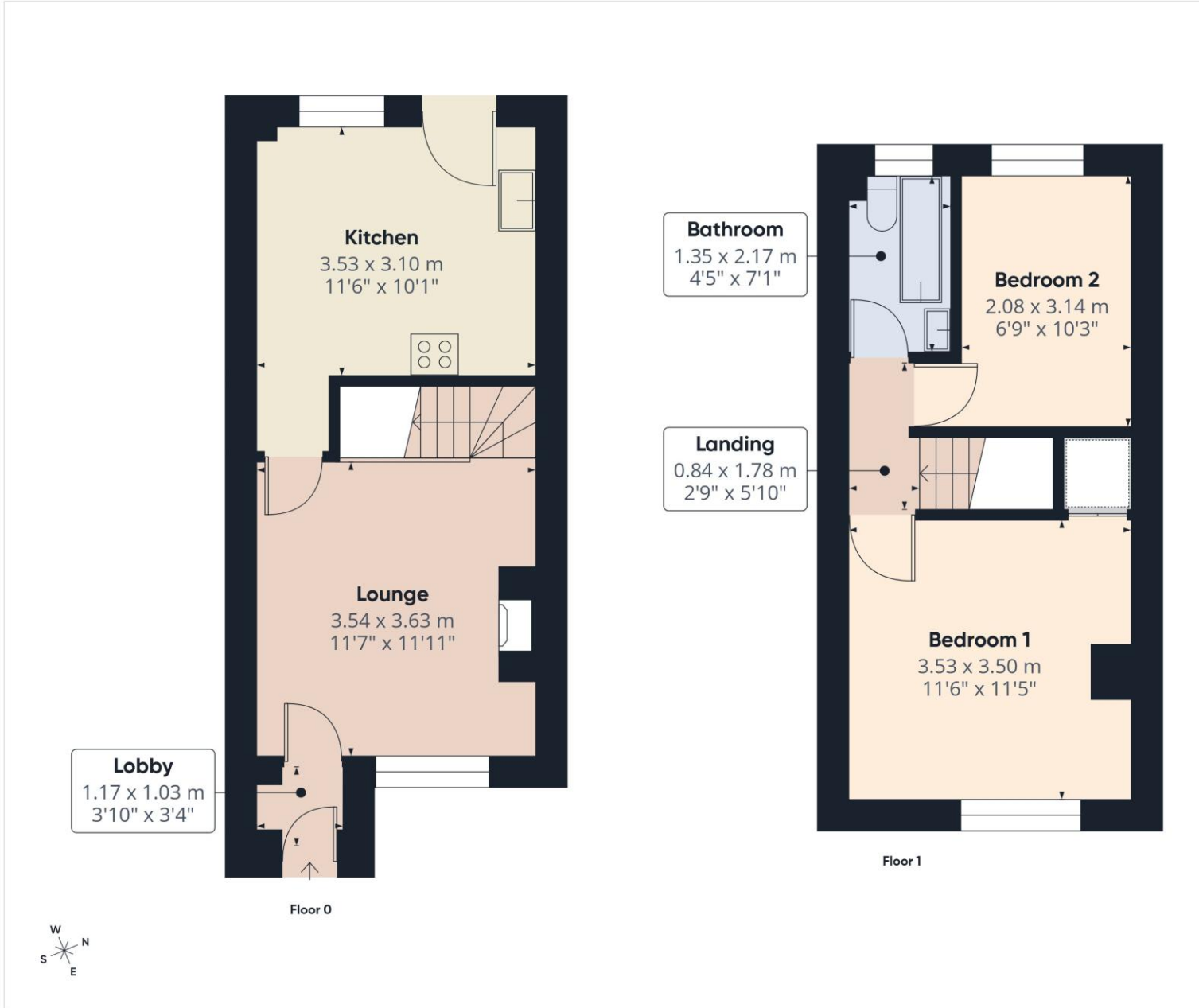
Floor plans are for illustrative purposes only.

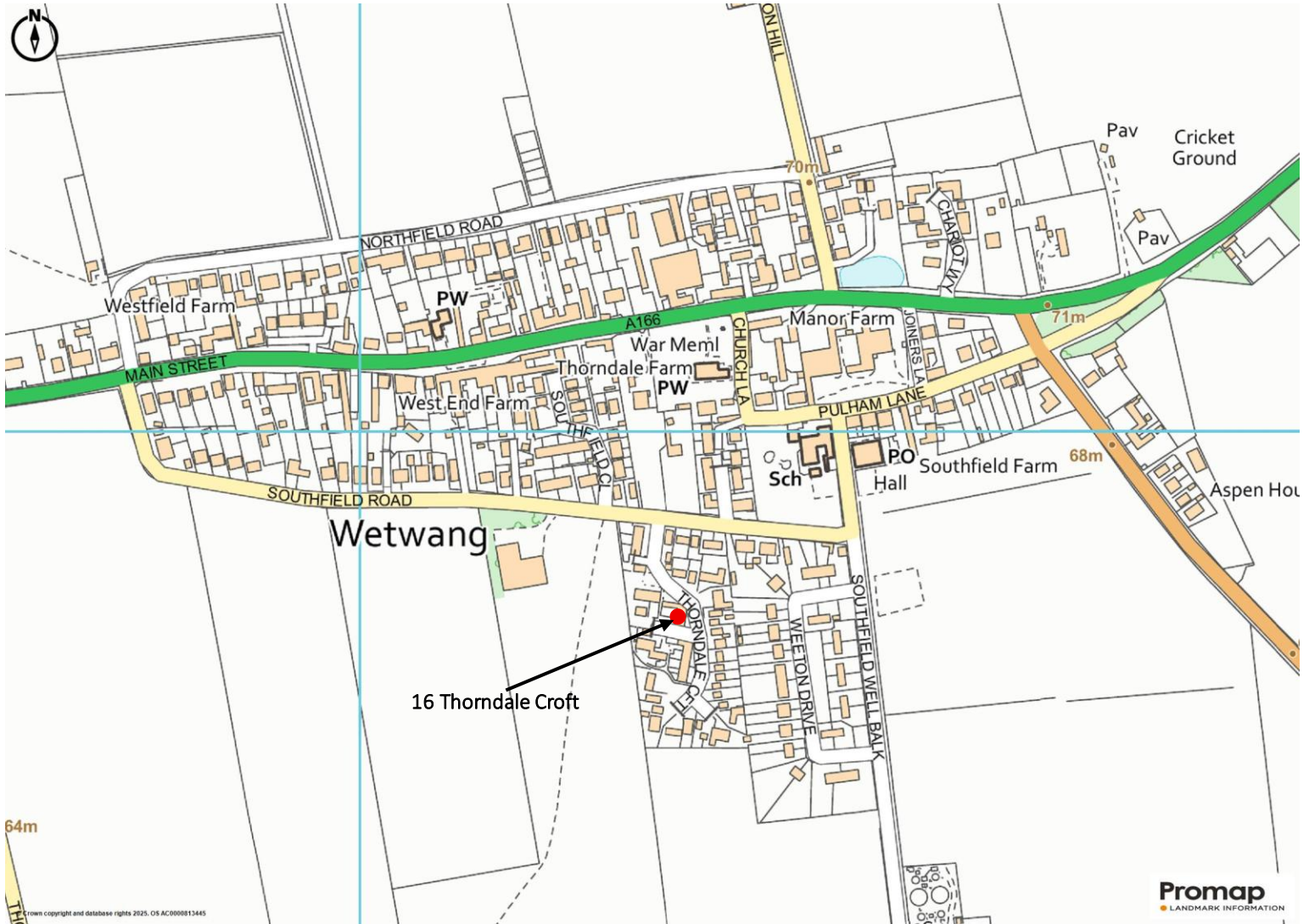
#### **VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 51 sq m (551 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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LANDMARK INFORMATION

# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

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**Ullyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



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