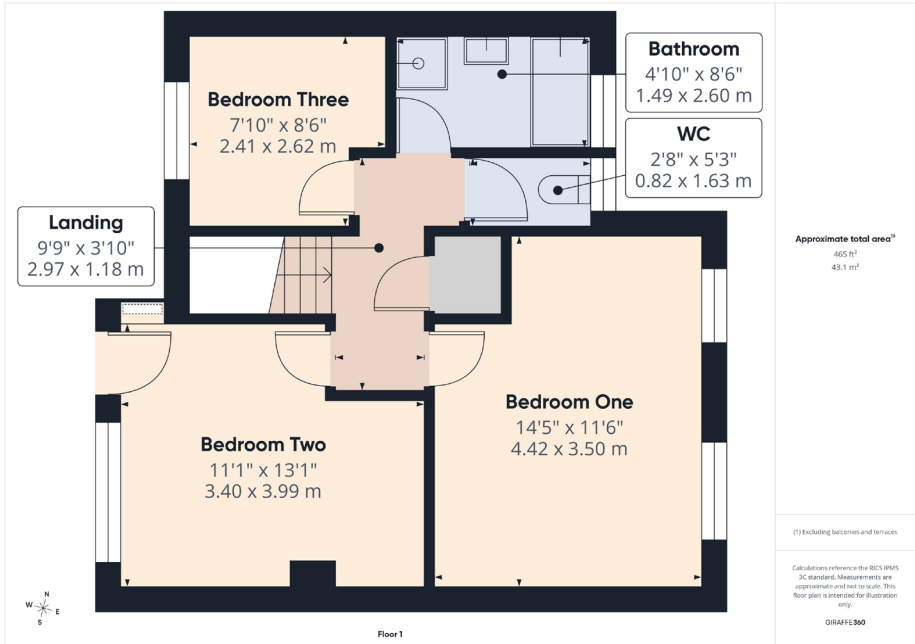
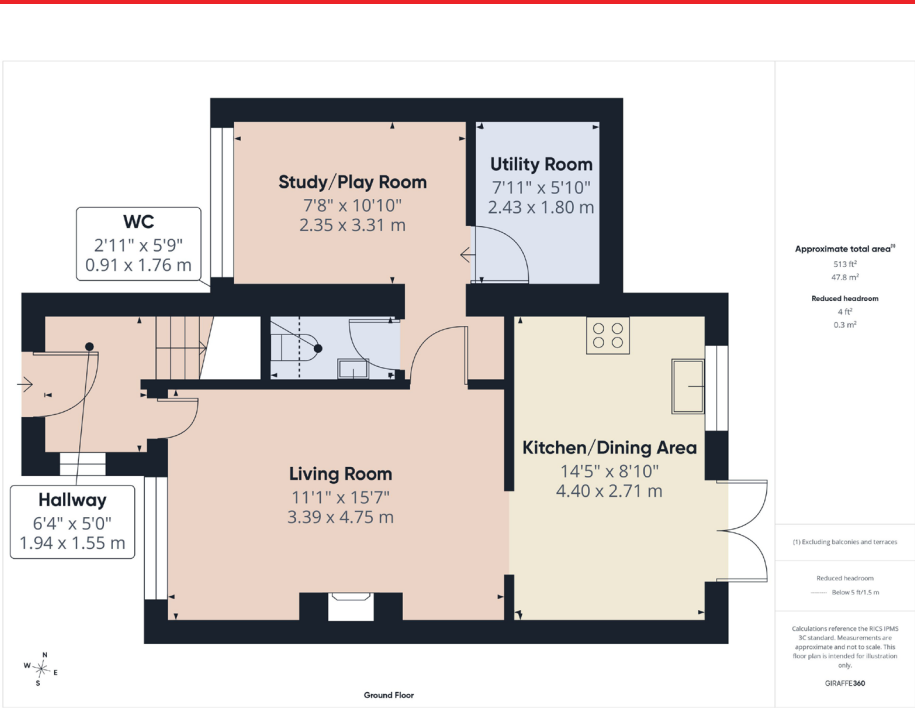




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



Guide Price
£245,000

12 Southfield Close,
Wetwang, YO25 9XQ

SERVICES
Oil fired central heating. Mains water and electric.

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.



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Dee Atkinson & Harrison



12 Southfield Close, Wetwang, YO25 9XQ

DESCRIPTION

A beautifully presented and move-in-ready three-bedroom detached home, situated in the popular village of Wetwang. 12 Southfield Close offers well-proportioned and versatile accommodation, making it an ideal home for families, couples or those looking for additional space to work from home. The former garage has been thoughtfully converted to create a cosy snug and separate utility area, providing excellent additional living and practical space. Outside, the property benefits from off-street parking and an attractive east-facing garden, providing a pleasant outdoor space to enjoy throughout the day. The property briefly comprises:- entrance hall, stairs to the first floor landing, lounge, kitchen/diner, WC, snug, utility room, three bedroom, bathroom with seperate WC, rear garden 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 - 6’4’’ x 5’0’’ (1.94m x 1.55m)

Door to the front aspect, window to the side, stairs leading to the first floor landing, tiled flooring, radiator and power points.

LOUNGE - 11’1’’ x 15’7’’ (3.39m x 4.75m)

Spacious living area with window to the front aspect, coving, inset spotlights, log buring stove with surround and hearth, laminated flooring, radiator, TV point and power points.

WC - 2’11’’ x 5’9’’ (0.91m x 1.76m)

Partially tiled walls, wall mounted sink, low flush WC, tiled flooring and extractor fan.

STUDY/PLAY ROOM - 7’8’’ x 10’10’’ (2.35m x 3.31m)

A converted garage which is versatile benfitting from window to the front aspect, laminated flooring, radiator and power points.

UTILITY ROOM - 7’11’’ x 5’10’’ (2.43m x 1.80m)

Plumbing for washing machine, space for dryer and power points.

KITCHEN/DINING AREA - 14’5’’ x 8’10’’ (4.40 x 2.71m)

French doors and window to the rear aspect, inset spotlights, tiled splash back, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for dishwasher, electric oven, electric hob, tiled flooring and power points.

FIRST FLOOR LANDING

Built in storage cupboard, fitted carpets and power points

BEDROOM ONE - 14’5’’ x 11’6’’ (4.42m x 3.50m)

Double primary bedroom with windows to the rear aspect, fitted carpets, radiator and power points.

BEDROOM TWO - 11’1’’ x 13’1’’ (3.40m x 3.99m)

Window to the front aspect, built in storage cupboard with lighting, fitted carpets, radiator and power points.

BEDROOM THREE - 7’10’’ x 8’6’’ (2.41m x 2.62m)

Window to the front aspect, laminated flooring, radiator and power points.

BATHROOM - 4’10’’ x 8’6’’ (1.49m x 2.60m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, corner bath, shower cubicle, tiled flooring, heated towel rail and extractor fan.

WC - 2’8’’ x 5’3’’ (0.82m x 1.63m)

Opaque window to the rear aspect, dado rail, partially tiled walls, low flush WC and laminated flooring.

GARDEN

The property boasts a beautifully landscaped east-facing rear garden, featuring a central lawn, established borders, mature planting and a combination of paved and gravelled seating areas. Private and well maintained, the garden offers an excellent space for outdoor dining, entertaining and relaxing, together with two useful timber storage sheds.

PARKING

Off street parking for two cars.