



5 Station Hill
Wetwang
YO25 9XP

ASKING PRICE OF

£285,000

2 Bedroom Detached Bungalow



Garden



2



1



1



Garage & Off
Road Parking



Gas Central Heating

5 Station Hill, Wetwang, YO25 9XP

A very attractive detached bungalow located on the edge of the village within extremely close proximity of open fields and countryside, yet being within only a short walk of the village centre. The bungalow provides attractively appointed internal accommodation but perhaps it is the exterior where it excels. There are generous gardens divided into three areas, one to each side and one to the rear, all offering extreme privacy and being established.

In addition, there is off-street parking and a single garage plus additional potential parking which would ideally suit owners of additional vehicles.

The interior accommodation includes front facing lounge with solid fuel burning stove and dual front facing windows. The kitchen is fitted with a modern range of kitchen units and gives access to a rear facing conservatory. There are two bedrooms plus house bathroom.

The property benefits from oil fired central heating as well as sealed unit double glazing throughout.

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



Conservatory



Shower Room

Accommodation

ENTRANCE HALL

14' 1" x 5' 10" (4.30m x 1.78m)

With feature exposed timber skirting board and architrave. Coved ceiling and access to the roof void. Wall mounted coat hooks. Radiator.

LOUNGE

18' 8" x 11' 1" (5.69m x 3.40m)

With two front facing windows and feature chimney breast with inset solid fuel (coal and wood) stove having a tiled hearth. Coved ceiling. Radiator.

KITCHEN

16' 6" x 10' 4" (5.05m x 3.15m)

Fitted with a range of modern kitchen units featuring Shaker style doors with a chrome effect handle. Space and provision for an electric cooker having an extractor hood over. Inset one and a half bowl sink plus space and plumbing for an automatic washing machine and dishwasher. Cupboard housing oil fired boiler plus side door to the exterior. Wood effect flooring.

CONSERVATORY

8' 5" x 8' 5" (2.59m x 2.58m)

With doors either end giving access to the rear garden. Wood effect flooring. Radiator.

BEDROOM 1

11' 5" x 11' 3" (3.50m x 3.43m)

With front facing window and coved ceiling. Radiator.

BEDROOM 2

11' 3" x 9' 11" (3.45m x 3.03m)

With side facing window and coved ceiling. Radiator.

SHOWER ROOM

7' 10" x 5' 8" (2.40m x 1.75m)

Fully tiled and having useful storage nichés. Plumbed-in shower, vanity wash hand basin and low level WC. Fully tiled walls and heated towel radiator. Plenty of additional storage.

OUTSIDE

The property stands back from the road behind a front lawn verge which gives access to a planted forecourt. The rear garden is divided into three parts with a garden immediately to the rear of the property, having an artificial lawn with raised brick bed and planted borders.

In addition, there is a further area of garden to the side with fenced rear boundary and side hedged boundary. This area is enclosed and also includes a useful summerhouse and garden



Bedroom 1



Bedroom 2



Side Garden



Patio area

shed.

The garden area features grass and gravelled beds. The final garden is located to the other side of the bungalow and features a paved patio and additional raised bed with brickwork retaining wall.

To the side of the property is a vehicle parking space and access to a single garage. There is sufficient space for additional parking between the garage and the bungalow, which could well be suitable for another vehicle.

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

All mains services are available at the property.

COUNCIL TAX

Band C.

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

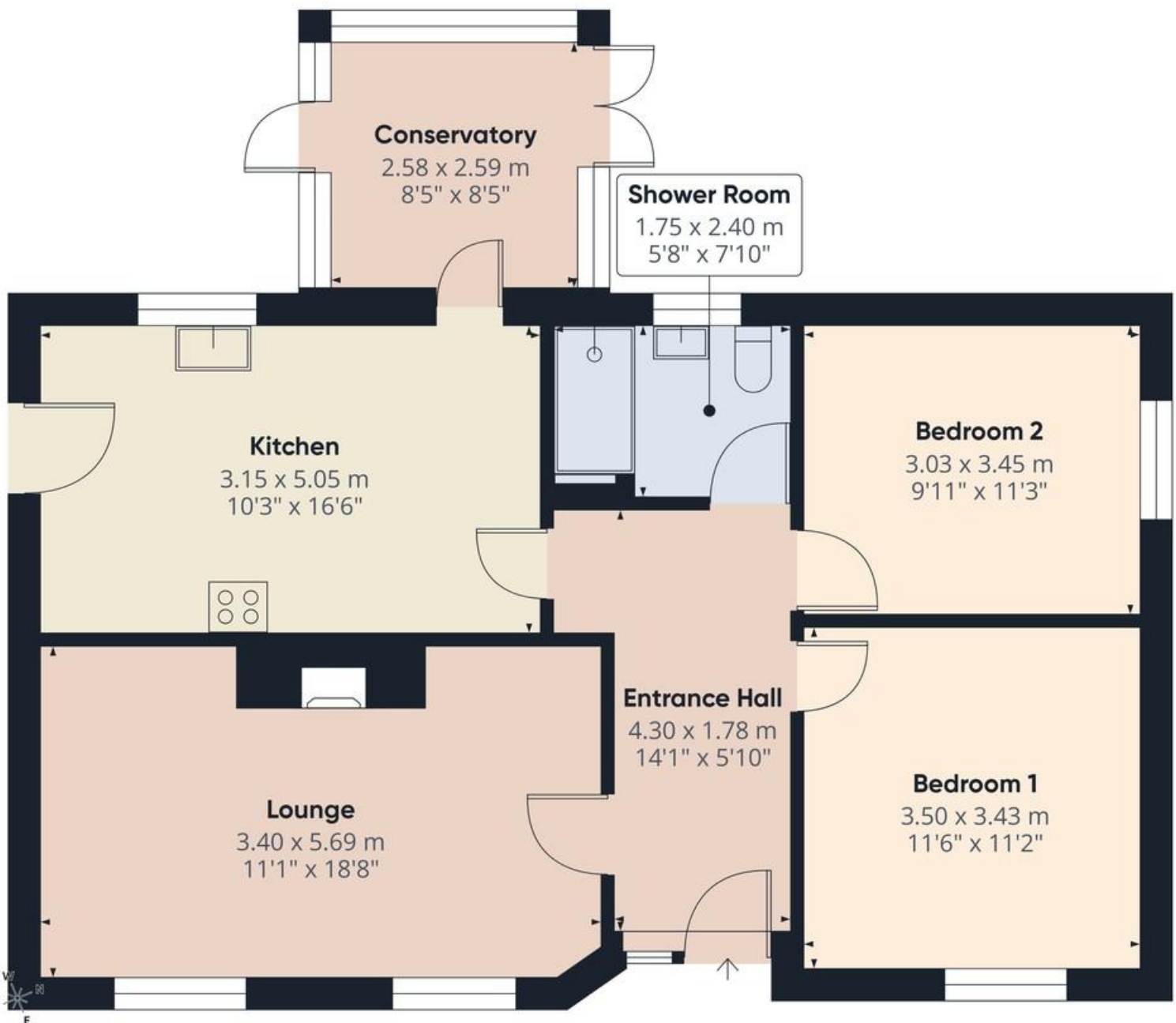
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Garage and off-road parking

The digitally calculated floor area is 78 sq m (836 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





'Barley View' 5 Station Hill



64m

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Promap
LANDMARK INFORMATION

▪ Est. 1891 ▪
Ulllyotts
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



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