



Asking Price
£95,000

**The Granary,
Wetwang, YO25 9XY**

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

SERVICES
Understood to all be connected to mains. Mains water and electric. Heating is provided by electric panel heaters. There are also solar panels.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Business rates.

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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THE ACCOMMODATION COMPRISES:

FIRST FLOOR ENTRANCE INTO:

OPEN PLAN KITCHEN/DINING/LOUNGE AREA- 21'8 (6.63m) x 14'2 (4.32m)

A stunning country style open plan area which benefits from a door to the rear aspect, window to the front overlooking the countryside, velux window to the side aspect, exposed beams, tiled splash back, a range of wall and base units with breakfast bar area, sink with drainer unit, integrated dishwasher, integrated fridge, electric hob, laminated flooring and power points. There is the lounge area which benefits from fitted carpets, radiator, TV point and power points.

GROUND FLOOR

HALLWAY- 8'6 (2.59m) x 8'8 (2.65m)

Door to the rear aspect, exposed beams, stairs leading to the first floor, fitted carpets, radiator and power points.

BEDROOM ONE- 13'0 (3.96m) x 8'3 (2.53m)

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

BEDROOM TWO- 12'10 (3.92m) x 5'8 (1.74m)

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

BATHROOM- 8'4 (2.54m) x 5'1 (1.57m)

Window to the side and rear aspect, exposed beams, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, fitted carpets, radiator and extractor fan.

COURTYARD

There is a small courtyard to the rear of the property which also allows access to the garage and for a vehicle to park.

GARAGE

Up and over door, power and lighting.

AGENTS NOTES

The property can only be used as a holiday let. The majority of the items in the property will be included in the sale of the property.

The Granary, 49a Northfield Road, Wetwang, YO25 9XY

DESCRIPTION

Proudly brought to the market- A smart yet charming cottage style property with no onward chain. The Granary is a two bedroom detached converted barn offering spacious and characterful accommodation throughout across two floors. This property is the perfect place for an occasional weekend retreat or holiday let and enjoys stunning rolling countryside views. Internally does not disappoint with its modern open plan living/kitchen area to the first floor and two well proportioned bedrooms to the ground floor boasting a cosy yet airy feel. A truly unique and special property which we highly recommend viewing to fully appreciate what it can offer.

The property briefly comprises:- entrance into an open plan kitchen/dining/lounge area, stairs leading downstairs to a hallway with two bedroom and bathroom. The rear of the property enjoy a courtyard with parking and detached single garage.

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.



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