



'Westacres'
Butt Lane
Wold Newton, YO25 3YE

ASKING PRICE OF

£425,000

4 Bedroom Detached House

Ulllyotts
- Est. 1891 -
Estate Agents

01377 253456



Garden

 4
  3
  2
  Double Garage
  Oil Central Heating

‘Westacres’ Butt Lane, Wold Newton, YO25 3YE

Perfect for buyers looking for a rural setting! This is a very distinctive, immediately impressive detached house, set back from the road behind a block paved forecourt which provides ample car parking in addition to the double garage.

The accommodation on offer is extensive and includes three main reception rooms plus kitchen and separate utility room on the ground floor. The master bedroom boasts an en-suite whilst there are also three further bedrooms and house bathroom.

Overall, the property is in excellent condition throughout, however, does require general updating with many of the fixtures and fittings dating from the date of construction, but nevertheless there is an opportunity for the new owner to create a truly stunning home in an enviable location. To the rear of the property is an extensive area of garden.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

WOLD NEWTON

The picturesque village of Wold Newton is built around the Village Green and Pond into which the Gypsy Race flows. All Saints Church is hidden behind mature trees and also hidden from view is Wold Newton Hall, which is a Wesleyan Centenary Chapel built in 1839. The village pub, the Anvil Arms is built on the site of the old Blacksmiths Shop and there is a brick column erected on the outskirts of the village, which marks the spot where a meteorite crashed to earth on 13th December 1775.



Reception Hall



Lounge



Lounge



Lounge - Virtually Staged

Accommodation

RECEPTION HALL

12' 4" x 10' 0" (3.78m x 3.05m)

A very striking entrance to the property with a feature quarter-turn staircase leading off to the first floor, having a spindled banister, dado rail and decorative ceiling cornice.

CLOAKROOM/WC

4' 3" x 4' 3" (1.32m x 1.31m)

With white low level WC and bracket wash hand basin. Coved ceiling. Radiator.

LOUNGE

12' 8" x 12' 8" (3.88m x 3.88m)

A very attractive, spacious 'through room' having a square box window to the front and French doors to the rear. Ornate fire surround with fire in situ. Decorative ceiling cornice. Two radiators.

DINING ROOM

12' 4" x 9' 2" (3.76m x 2.81m)

With French doors onto the rear garden. Decorative ceiling cornice. Radiator.

OFFICE/SNUG

8' 7" x 7' 11" (2.64m x 2.43m)

With side facing window and laminate flooring. Radiator.

KITCHEN

20' 2" x 9' 11" (6.17m x 3.03m)

Fitted comprehensively on three walls including base, drawer and wall mounted cupboards all finished with antique pine panelled doors with complimentary furniture. Coordinating worktop and inset one and a half bowl sink with swan neck mixer tap. Integrated electric NEFF oven and hob with extractor fan over. Space and plumbing for automatic washing machine, tile effect flooring. Radiator.

Archway through to:

UTILITY ROOM

8' 0" x 7' 7" (2.44m x 2.32m)

Fitted with a similar range of cupboards. With full height storage cupboards. Belfast sink with swan neck mixer tap and door to the exterior and personal door into the garage.

FIRST FLOOR

GALLERIED LANDING

16' 10" x 10' 0" (5.15m x 3.06m) A truly striking feature of the house with attractive views to the front. Dado rail. Radiator.



Dining Room



Dining Room - Virtually Staged



Kitchen



Utility

MASTER BEDROOM

13' 6" x 12' 8" (4.13m x 3.87m)

With front facing window. Coved ceiling. Radiator.

EN-SUITE

12' 8" x 5' 5" (3.88m x 1.67m)

With Quad rant style shower enclosure, low level WC, pedestal wash hand basin and panelled bath. Full tiling to all walls.

BEDROOM 2

11' 11" x 9' 3" (3.64m x 2.83m)

With rear facing window. Radiator.

BEDROOM 3

10' 8" x 10' 7" (3.26m x 3.23m)

With rear facing window. Coved ceiling. Radiator.

BEDROOM 4

16' 2" x 8' 0" (4.95m x 2.44m)

With a built in range of wardrobes. Coved ceiling. Radiator.

SHOWER ROOM

8' 8" x 5' 4" (2.65m x 1.65m)

With fully tiled walls and low profile walk-in shower enclosure with full glass side screen. Pedestal wash hand basin and low level WC. Radiator.

OUTSIDE

The property stands back from the road behind a very attractive front forecourt with extensive block paved drive that provides vehicle access and parking for multiple vehicles.

The remaining front of the property is lawned with hedged boundary. To the rear of the property is an extensive garden offering huge scope including numerous mature trees and shrubs.

DOUBLE GARAGE

18' 2" x 17' 5" (5.56m x 5.32m)

Attached double garage with twin door access.

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 private drainage.



Office/Snug



Office/Snug - Virtually Staged



Master Bedroom



Master Bedroom - Virtually Staged

COUNCIL TAX

Band E.

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS



En-suite



Shower Room



Bedroom 2



Bedroom 2 - Virtually Staged



Bedroom 3



Bedroom 3 - Virtually Staged



Bedroom 4



Bedroom 4 - Virtually Staged

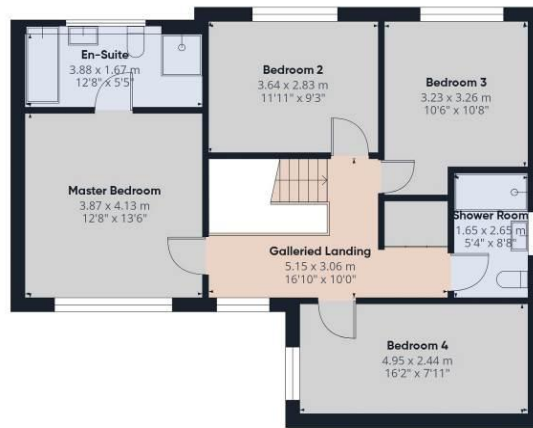




The digitally calculated floor area is 179 sq m (incl garage) (1,928 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

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Approximate total area⁽ⁿ⁾179.1 m²1926 ft²

Reduced headroom

0.5 m²5 ft²

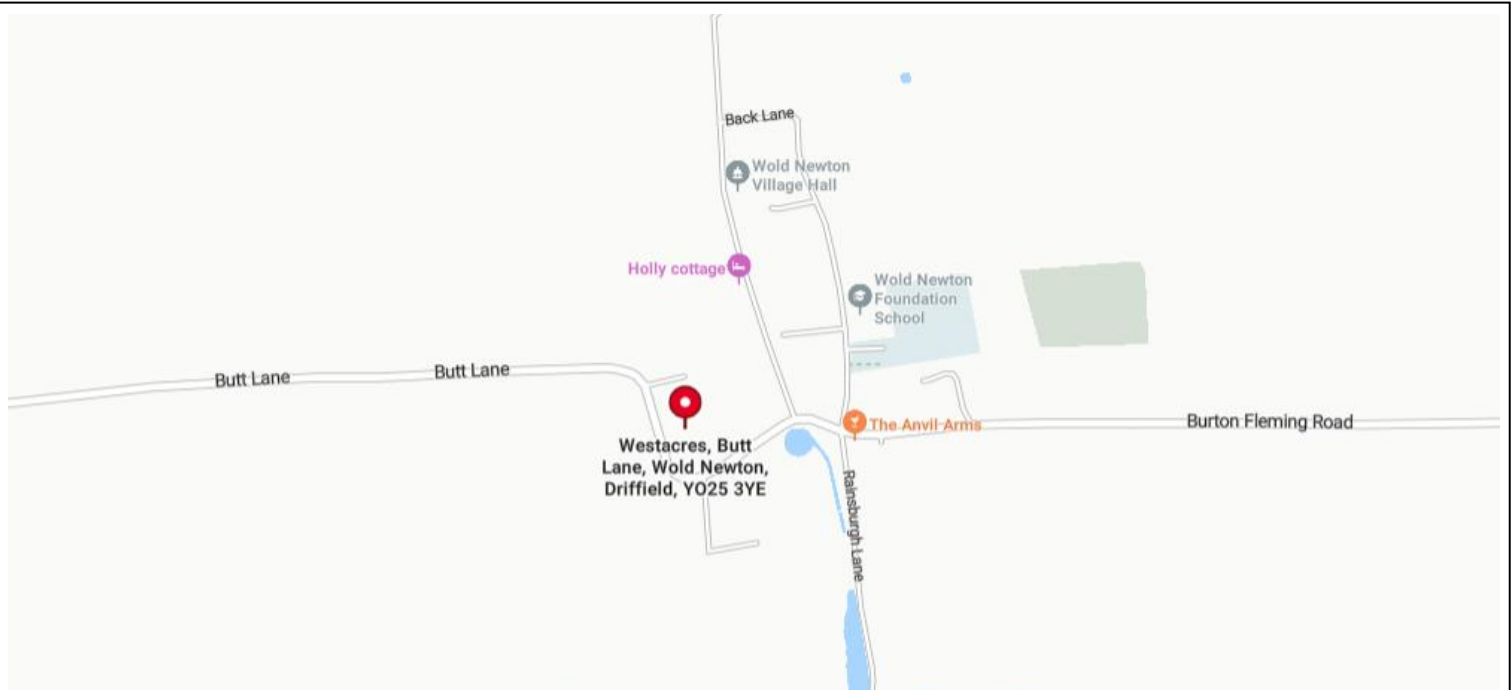
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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!

▪ Est. 1891 ▪
Ulllyotts
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