

17 Southfield Close
Wetwang
YO25 9XQ

ASKING PRICE OF

£225,000

2 Bedroom Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456



2 1 1 Road Parking Air Source Heating

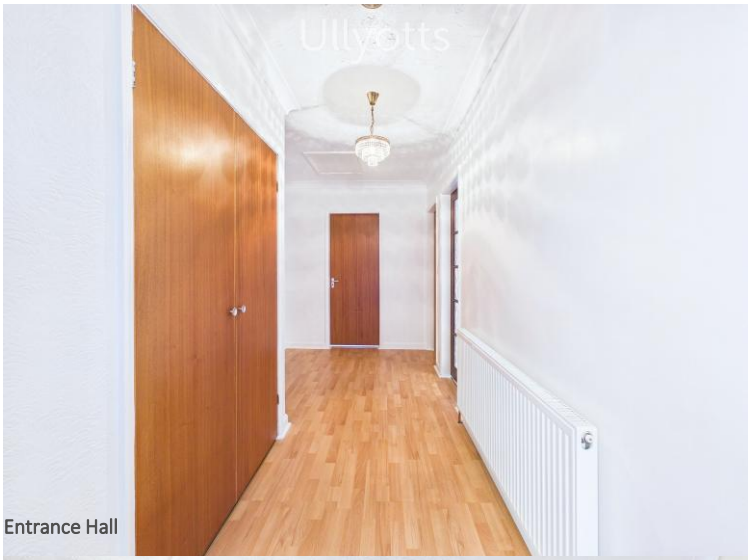
17 Southfield Close, Wetwang, YO25 9XQ

A detached bungalow, which if you didn't know was here, you would probably miss it! Set back from the main part of the cul-de-sac in a corner position, this detached bungalow offers not only spacious living including a super welcoming entrance hall, it also has two double bedrooms along with light and airy lounge plus breakfast style kitchen.

Eco credentials of this bungalow include an air source heat pump and parking is available to the front as well as a single garage.

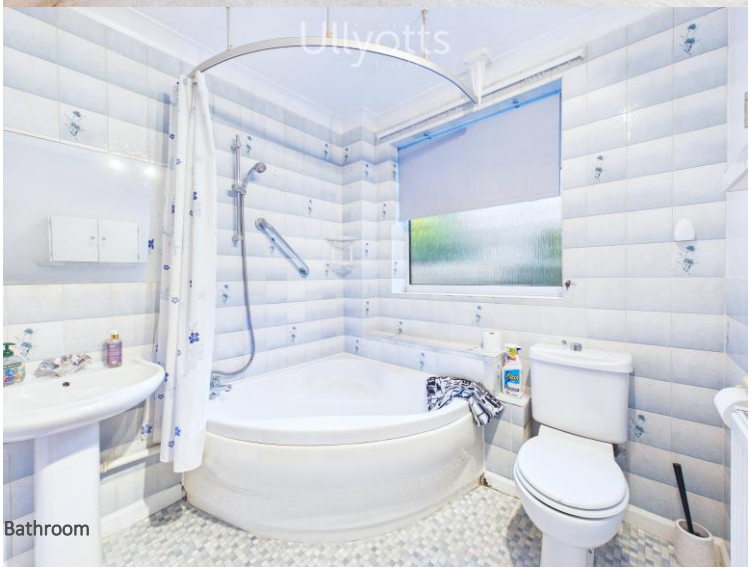
WETWANG

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."


Entrance Hall


Lounge


Breakfast Kitchen


Bathroom

Accommodation

ENTRANCE HALL
4.58' 2.09" (1.27m
A large welcoming entrance hall to the property with built-in double cupboard housing hot water cylinder, fitted laminate flooring, double panelled radiator and loft access.

LOUNGE
15' 5" x 11' 7" (4.70m x 3.55m)
With dual aspect both to the front and side, semi-tiled fireplace with tiled hearth, coved and textured ceiling. Double panelled radiator.

BREAKFAST KITCHEN
15' 6" x 10' 8" (4.74m x 3.26m)
Fitted along three walls with a range of traditionally styled kitchen units featuring panelled doors in medium oak. Inset one and a half bowl sink with base cupboard beneath. Space for a slot-in electric cooker.

Space and plumbing for automatic washing machine and provision for a dryer. Integrated fridge and freezer plus double panelled radiator. Coved and textured ceiling. Fitted laminate flooring.

BEDROOM 1
11' 5" x 11' 2" (3.48m x 3.42m)
With window looking out onto the rear garden. Coved and textured ceiling. Double panelled radiator.

BEDROOM 2
11' 3" x 11' 3" (3.45m x 3.43m)
With views onto the garden, this time having a patio door. Coved and textured ceiling.

BATHROOM
7' 2" x 6' 9" (2.20m x 2.06m)
With corner bath and shower over. Curtained rail. Low level WC and pedestal wash hand basin. Double panelled radiator.

OUTSIDE
The property is set back from the main part of the development accessed via a private drive which leads to a parking space and in turn leads to a single garage. There are front gardens, these being predominantly laid to lawn whilst also having planted beds. The gardens extend to the side, whilst to the rear is a further garden, again predominantly laid to lawn with side planted beds. There is also a raised patio.



Bedroom 1



Bedroom 2



Outside

CENTRAL HEATING
Provided by the air source heat pump.

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 connected.

COUNCIL TAX
Band C.

ENERGY PERFORMANCE CERTIFICATE
Rating C.

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

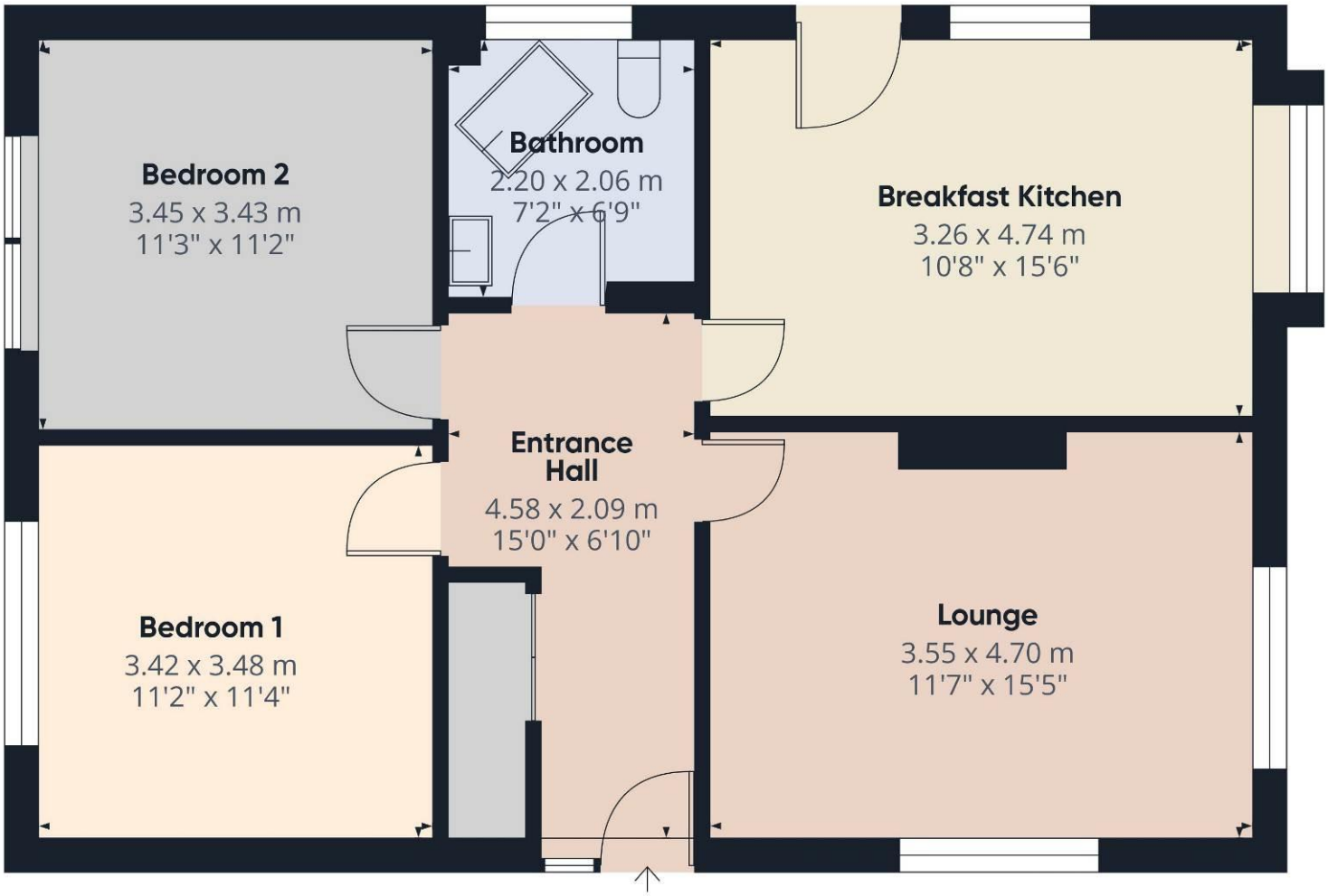
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

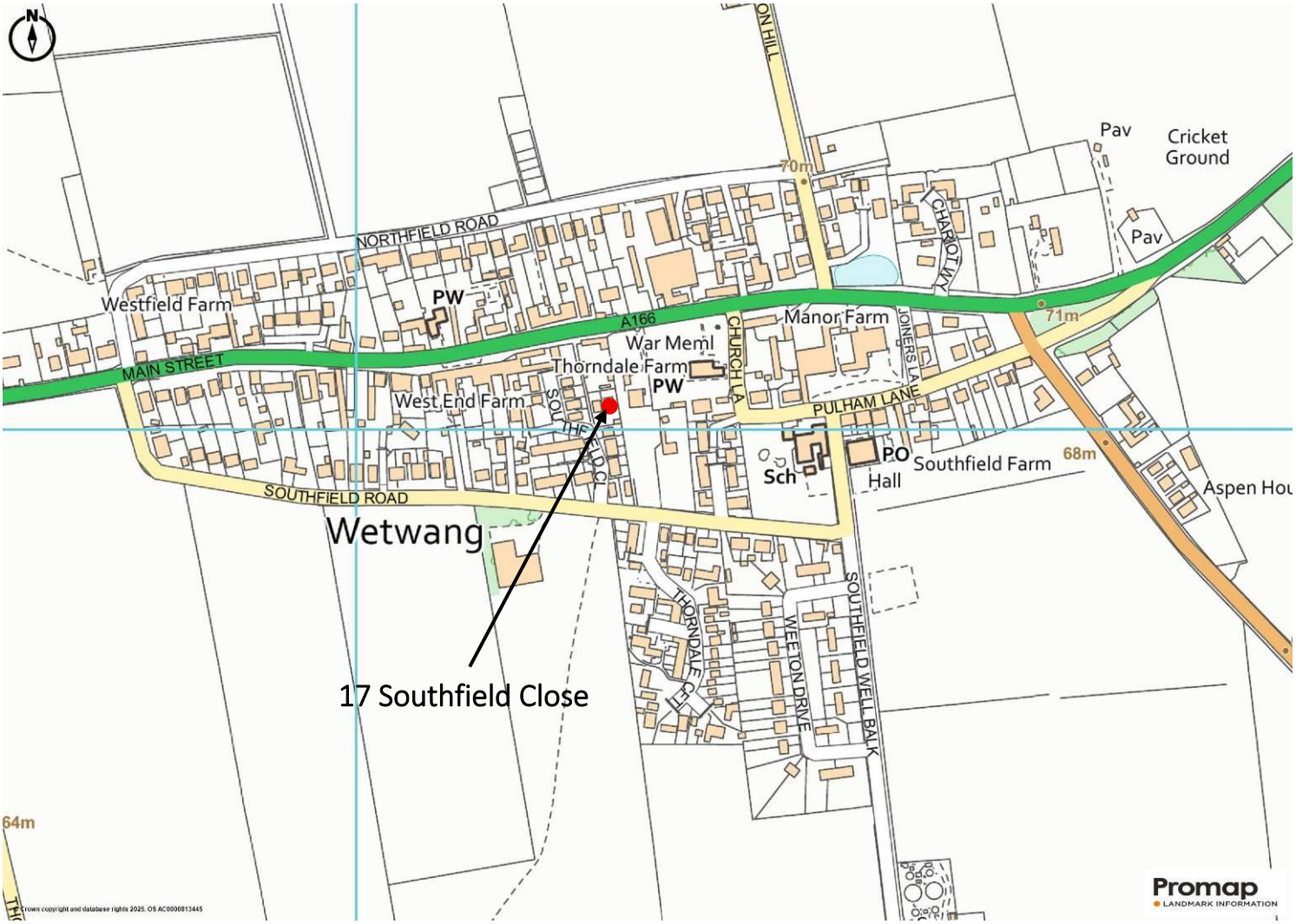
Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 71 sq m (761 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




N
Pav
Cricket Ground
70m
NORTHFIELD ROAD
Pav
Westfield Farm
PW
A166
Manor Farm
71m
MAIN STREET
War Meml
Thorndale Farm
PW
West End Farm
PULHAM LANE
PO
Hall
Southfield Farm
68m
Sch
SOUTHFIELD ROAD
Wetwang
17 Southfield Close
64m
Promap
LANDMARK INFORMATION

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