



**21 Pulham Lane,
Wetwang, Driffield, East Yorkshire YO25 9XT**
Offers over £150,000

WP WOOLLEY
& PARKS

21 Pulham Lane,, Wetwang, Driffield, East Yorkshire YO25 9XT

A BEAUTIFULLY PRESENTED END TERRACE COTTAGE - IDEAL FIRST HOME, INVESTMENT OR DOWNSIZE 360° VIRTUAL TOUR AVAILABLE ONLINE***

Occupying a pleasant position on a peaceful lane within the popular Wolds village of Wetwang, this wonderfully charming cottage is certainly worth a look! Most recently, the property has been successfully operated as a Holiday Let, and is therefore presented to a particularly appealing standard throughout. The accommodation features a cosy Living Room with log burner, Dining Room open plan to the Kitchen, with a rear lobby and ground floor Bathroom, and two first floor Bedrooms. To the rear is a well maintained garden with storage shed. ACT QUICKLY to avoid missing out!

Lounge 12'2" x 11'9" (3.71m x 3.58m)

A timber panel exterior door, with glazed detail, opens into a cosy reception room, featuring characterful ceiling beams and a beautiful exposed brick chimney breast, housing a log burning stove with tiled hearth and back. With radiator, TV/telephone/internet points and a double glazed window to the front elevation.

Dining Room 12'4" x 5'6" (3.76m x 1.68m)

With beamed ceiling, radiator and staircase rising to the first floor.

Kitchen 12'9" x 6'8" (3.89m x 2.03m)

Open plan to the Dining Room, the Kitchen is a wonderfully light space, having a double glazed window to the rear elevation and a sizeable roof light. Comprehensively fitted with a range of base, wall and drawer units in a cream matte finish with wood-effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and electric hob with extractor hood above, plus recess space to accommodate a freestanding dishwasher. With radiator and vinyl flooring.

Rear Lobby

A timber panel stable door, with glazed top half, opens to a lobby area with vinyl flooring, wall tiling and a built in cupboard housing the hot water cylinder, with plumbing for a washing machine.

Bathroom 7'6" x 5'6" (2.29m x 1.68m)

A modern white suite comprises of a panelled bath with mixer shower attachment, pedestal wash basin and a WC, with wall tiling, vinyl flooring, extractor fan, radiator and a double glazed window.

First Floor Landing

With loft access hatch.

Bedroom 11'11" max x 10'4" max (3.63m max x 3.15m max)

A double room with radiator, fitted wardrobes and a double glazed window to the front elevation.

Bedroom 9'3" x 6'11" (2.82m x 2.11m)

Another double room with radiator and a double glazed window to the rear elevation.

Rear Garden

With gated pedestrian access at the side of the cottage and additional gated pedestrian access from the rear, the garden is set within perimeter fencing and enjoys a South facing aspect. For ease of maintenance, the garden is predominantly hard-landscaped, laid to gravel with retained planting borders and timber storage shed. At the rear of the cottage is a covered decking terrace.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in tax band A.

Tenure

The property is understood to be Freehold.

Services

The property is understood to be connected to mains electricity, water and drainage. An electric boiler provides central heating via radiators.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

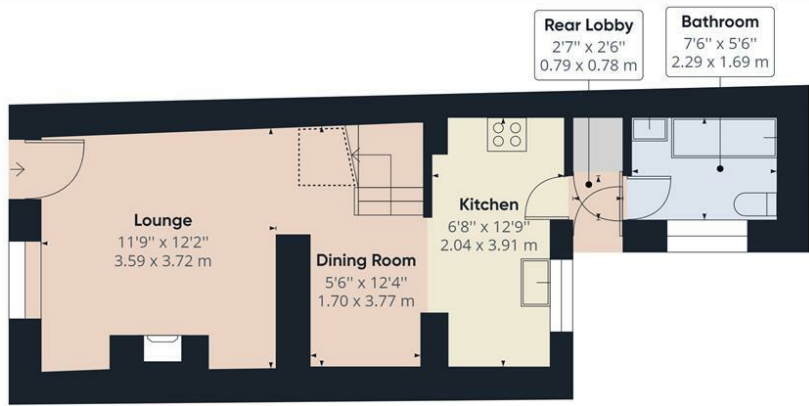
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

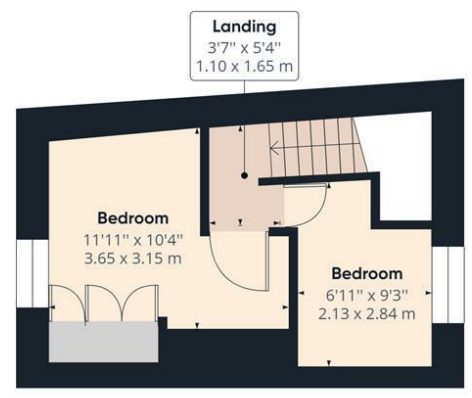
Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 539.26 ft²
 50.10 m²

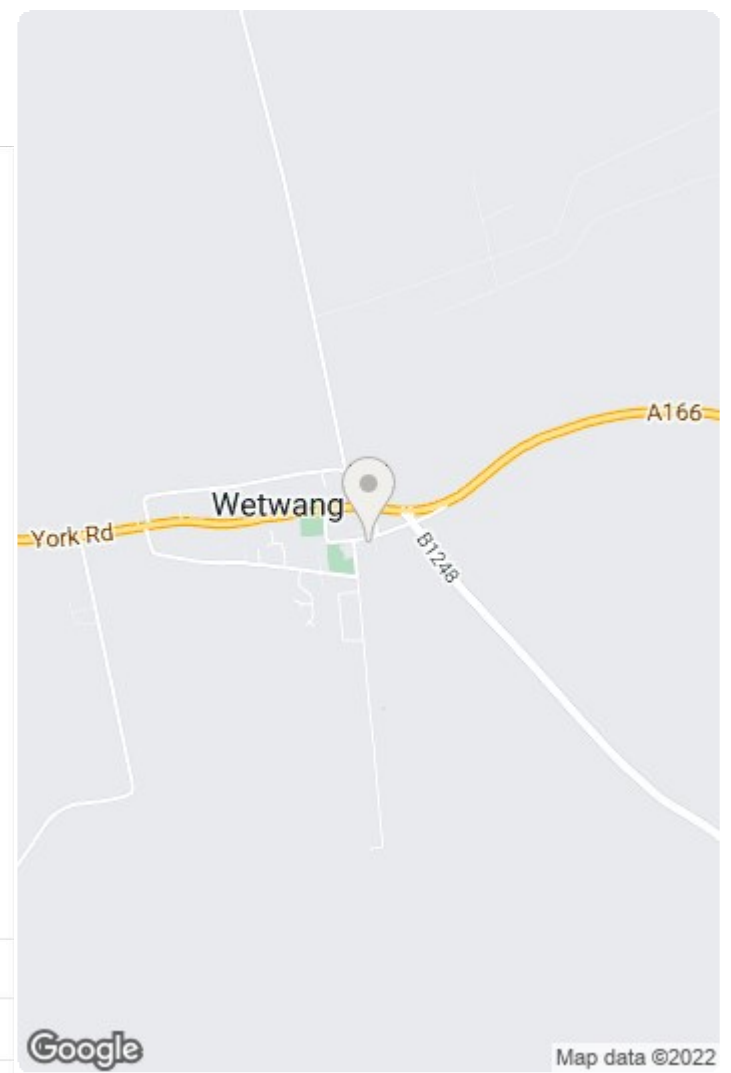
Reduced headroom
 10.61 ft²
 0.99 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

