



8 Station Hill
Wetwang, Driffield, East Yorkshire YO25 9XP
Offers over £290,000

WP WOOLLEY
& PARKS

*** DETACHED BUNGALOW WITH DECEPTIVELY LARGE PLOT *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Situated within a quiet location in the Wolds village of Wetwang this three bedroom detached bungalow enjoys both a generous plot and deceptively spacious internal accommodation. The property has been extended and improved over time by the current owners yet still has scope for a potential purchaser to add their own stamp to the property. The accommodation briefly comprises Entrance Hall, Lounge, Kitchen, Dining Room, three Bedrooms and Bathroom to the ground floor, at first the owners have created a generous loft space. Externally there is off street parking and a car port plus a generous and mature rear garden with plentiful storage. Located in the popular village of Wetwang where a number of amenities can be found including well renowned Fish & Chip shop, public house and Primary school along with an abundance of countryside walks being right on the doorstep. The village is well placed for access into the local market town of Driffield as well as an ideal location for those commuting to York and other nearby towns and cities.

Viewing is advised to appreciate the accommodation both inside and out.



Entrance Hall

UPVC side entrance, carpeted flooring, two radiators, loft access hatch, stairs to first floor, telephone point and under stairs storage space.

Lounge

14'4" x 9'10" (4.37 x 3.01)

Window to the front elevation, multi-fuel burning stove with exposed brick and stone hearth, carpeted flooring, radiator, television point and coving.

Dining Room

10'3" x 8'9" (3.14 x 2.69)

Open plan to the Kitchen with carpeted flooring, coving, radiator and window to the side elevation.

Kitchen

12'0" x 8'8" (3.67 x 2.66)

Offering a range of cream Shaker style base, wall and drawer units with under unit censor lighting, contrasting granite effect laminate work tops and tiled splash backs. Integrated mid height electric oven, induction hob with extractor hood over and fridge freezer. Stainless steel one and a half bowl sink with drainer and mixer tap plus space and plumbing for both a washing machine and dishwasher. Vinyl flooring, window to the rear elevation and wooden stable door to outside (currently not in use).

Main Bedroom

14'4" x 9'11" (4.38 x 3.04)

A generous double bedroom, window to the front elevation, carpeted flooring, built-in storage and radiator.

Bedroom Two

13'8" x 6'11" (4.18 x 2.11)

Laminate flooring, radiator and window to the side elevation.

Bedroom Three

12'1" x 6'11" (3.69 x 2.11)

Window to the rear elevation, carpeted flooring and radiator.

Bathroom

9'1" x 5'6" (2.79 x 1.68)

White four piece suite comprises fully tiled shower cubicle with electric shower, bath with mixer tap and tiled surround, WC and wash basin with mixer tap, tiled splash back and storage under. Tiled flooring, extractor fan, privacy window and radiator.

First Floor Landing

11'11" x 9'1" (3.64 x 2.77)

Carpeted flooring.

Loft Space

Converted by the current owners to create a more useable space with laminate flooring, two roof lights, power and under eaves storage.

External

Located on Station Hill and appreciating open views of the Yorkshire Wolds from the front. A wrought iron gate opens onto a hard landscaped parking area with mature shrubs, covered car port and a gate leading to the rear garden.

Garden

To the side is a garden gate, log store and raised beds. Directly to the rear a hard landscaped area provides outdoor seating and dining space with raised beds and outdoor tap. A gravel path with planted borders leads to a number of timer and metal sheds. A gate opens into a further gravelled area where there is a green house, herb garden and timber shed with raised decking and external power point. Beyond there is an established garden with raised beds ideal for vegetable growing, fruit trees and other maturing trees.

Agents Note :

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

Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band C.

Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not 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.

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.

Services :

The property is understood to be connected to mains water, drainage and electric. Heating is supplied by way of a oil fired boiler.

Virtual Viewing / Videos :

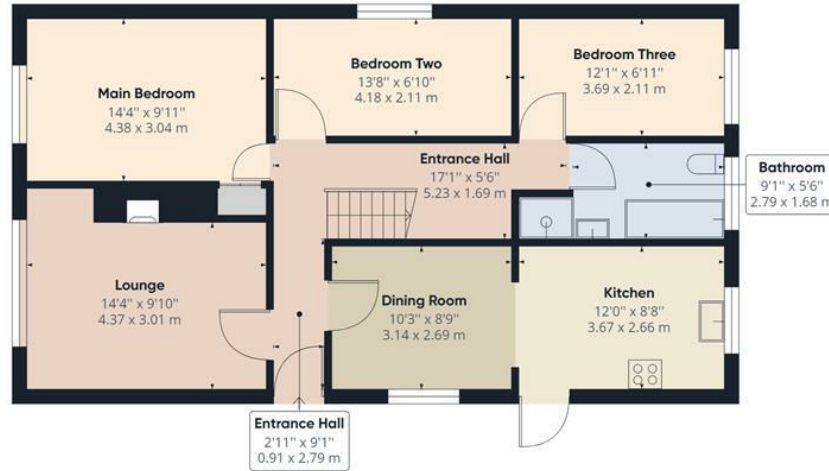
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in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

Tenure :

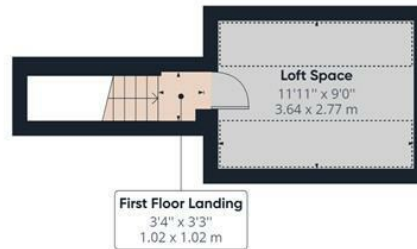
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

981.56 ft²
91.19 m²

Reduced headroom

63.49 ft²
5.90 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.

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