



**SERVICES**  
Mains water, electricity and drainage are provided. Central heating is from an oil fired boiler that is situated in the Garage. None of the services or appliances have been or will be tested.

**TENURE**  
The property is held under freehold title.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.



Offers in excess of  
£219,950

11 Southfield Close,  
Wetwang



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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# 11 Southfield Close, Wetwang, YO25 9XQ

## DESCRIPTION

Immaculate presentation, top of the range appliances and high quality fixtures and fittings are what you will find in abundance in this wonderful detached family home. The property stands at the foot of this popular cul de sac within this Wolds village location and briefly comprises; Entrance hall, sitting room with log burner, kitchen, conservatory, three bedrooms, bathroom, separate WC, oil central heating and double glazing. Externally the attractive gardens are designed for low maintenance with only a small area of grass to cut and a single garage completes this beautiful property. AVAILABLE WITH NO UPWARD CHAIN.

## LOCATION

Tucked away on a small cul-de-sac position it is both safe and quiet while at the same time having easy access to the local amenities within the village such as the fabulous fish and chip shop, public houses, primary school and the community hall. Wetwang offers easy access to the Cities of York and Hull as well as local market towns of Driffield, Beverley, Pocklington and Malton.



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

With wood effect laminate flooring, radiator, telephone point, UPVC double glazed external door and coving to the ceiling.

#### SITTING ROOM

With log burner set in a stone fireplace, wood effect laminate flooring, coving to the ceiling, central heating radiator, television point and under stairs storage cupboard.

#### KITCHEN

The top of the range kitchen provides a wide range of wall and base units in a walnut veneer finish with contrasting composite roll top work surfaces, 1 ½ bowl stainless steel sink with matching drainer and mixer tap over, four ring induction hob with tiled splash back and contemporary stainless steel extractor hood, integrated oven and a multi-functional microwave oven, warming drawer, integrated fridge freezer, Automatic washing machine and dishwasher, Contemporary vertical radiator, slate tile effect laminate flooring and sliding door to:

#### CONSERVATORY

UPVC and brick built construction with French doors leading out onto the garden, ceramic tiled flooring and central heating radiator, two wall light points and vertical blinds to the windows.

### FIRST FLOOR

#### LANDING

With coving to the ceiling, airing cupboard and loft access complete with loft ladder, lighting and part boarding.

#### BEDROOM ONE

The master bedroom has wood effect laminate flooring, central heating radiator and fitted alcove wardrobes with mirrored sliding doors.

#### BEDROOM TWO

A further double bedroom with wood effect laminate flooring coving to the ceiling, central heating radiator, fitted alcove wardrobes with mirrored sliding doors, telephone point, walk-in storage cupboard and built in over stairs storage cupboard.

#### BEDROOM THREE

With wood effect laminate flooring, coving to the ceiling, central heating radiator and telephone point.

#### BATHROOM

The fully tiled, luxurious, modern fitted family bathroom comprises of a quality white three piece suite to include panelled bath with an Quartz Digital Thermostatic shower over, concealed flush WC, vanity wash hand basin, chrome heated towel rail, extractor fan, spot lighting to the ceiling and ceramic tiled flooring.

#### SEPARATE WC

Matching the high standards of the family bathroom, the additional WC is also contemporary being fitted with a concealed flush WC, wall mounted wash hand basin with mixer tap over, ceramic tiled flooring and walls.

#### GARAGE

The single attached garage benefits from having a frost thermometer, power and light, up and over door and space for freestanding appliances. The garage is accessed via a tarmac driveway and there is additional off street parking to the side of the drive. Free standing Oil fired Worcester Bosch condensing boiler.

#### OUTSIDE

The external presentation absolutely matches the interior and has been thoughtfully planned out to provide a low maintenance, enclosed and secure rear garden with ornate patio areas, planted beds, gated access to both side and rear, garden shed and greenhouse. The front garden has a small lawn with gravelled area, hedge surround and stepping stones to the front door.