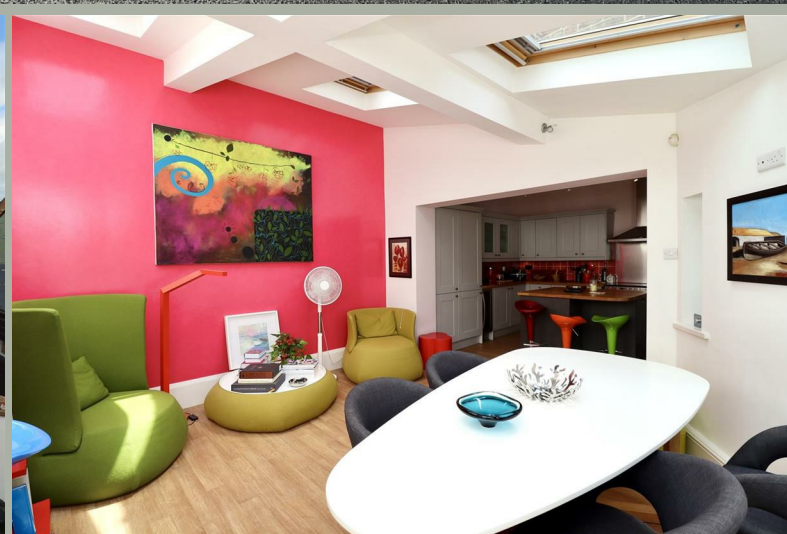


30, Main Street,
Wetwang, YO25 9XJ
Guide Price £600,000



ABOUT THE PROPERTY

Exciting Opportunity - Five Bedroom Detached Family Home with Grounds and Development Potential.

Set within approximately 0.49 acres, this property offers not only a spacious and well-presented five bedroom detached home, but also a rare opportunity to continue development on a range of outbuildings. The plot includes a single storey, double storey and one-and-a-half storey building, where significant works including new roofs have already been completed, providing huge scope for buyers to add value and create additional accommodation or versatile spaces (subject to planning). The main house itself has been tastefully updated by the current owner, with improvements including a modern kitchen with central island, updated bathrooms, and redecoration, making it ready to move straight into. Inside, the accommodation offers excellent flexibility. The ground floor comprises an entrance hall, study, sitting room, dining room, play room, and a superb open-plan kitchen leading to the light-filled garden room with four Velux windows. A boot room, cloakroom/WC, and utility with access to the garage complete this level. On the first floor there are three generous bedrooms, one with en-suite facilities, along with a stylish shower room. The second floor provides two further bedrooms and an additional shower room, making this a perfect home for families of all sizes. Externally, there is a gravelled driveway, double garage, brick outbuilding, shed, lawns with established planting, and a courtyard garden, all adding to the appeal of this versatile property. This is a unique opportunity to purchase a substantial family home with extensive grounds and considerable scope for further development, a rare find.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Wall mounted electric heater, tiled floor, stairs to first floor, cupboard under.

STUDY

3.81 x 4.02 (12'5" x 13'2")

Inset modern log effect fire, ceiling coving, radiator.

SITTING ROOM

3.81 x 3.63 (12'5" x 11'10")

T.V. aerial point, archway to

DINING AREA

3.23 x 4.86 (10'7" x 15'11")

Multi fuel stove, tiled inset and hearth, wooden surround, rear door, door to Play Room.

KITCHEN

3.20 x 4.85 (10'5" x 15'10")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink, extractor hood, part tiled walls, integrated fridge, island unit with warming drawer and bin storage, integrated microwave, archway to Dining Area, radiator.

GARDEN ROOM

3.80 x 4.16 (12'5" x 13'7")

Four velux windows, double doors to

BOOT ROOM

2.11 x 2.33 (6'11" x 7'7")

Rear entrance door.

W.C.

Floor standing oil fired central heating boiler, low flush W.C., wash hand basin, tiled splashback.

UTILITY

3.63 x 4.40 (11'10" x 14'5")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, plumbing for automatic washing machine, plumbing for drier, door to garage.

FIRST FLOOR

LANDING

BEDROOM ONE

3.94 x 4.02 (12'11" x 13'2")

Recessed ceiling lights, radiator.

EN SUITE

Four piece suite comprising panelled bath, step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, recessed ceiling lights, chrome heated towel rail, shaver point.

BEDROOM TWO

3.94 x 3.58 (12'11" x 11'8")

Radiator.

BEDROOM THREE

3.28 x 4.67 (10'9" x 15'3")

Radiator.

BATHROOM

Four piece suite comprising panelled bath (niche), step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shelving, chrome heated towel rail.

SECOND FLOOR

LANDING

BEDROOM FOUR

4.73 x 3.81 (15'6" x 12'5")

T.V. aerial point, velux window, radiator.

BEDROOM FIVE

4.73 x 2.09 (15'6" x 6'10")

T.V. aerial point, velux window, radiator.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, chrome heated towel rail, fitted cupboard.

OUTSIDE

The property stands within approximately 0.49 acres, enjoying a generous gravelled driveway, double garage, brick outbuilding, shed, lawns with established planting, and a courtyard garden. In addition, the plot includes a single storey, double storey and one-and-a-half storey building, where works including new roofs have already been completed, offering excellent scope for buyers to continue development and create further accommodation or versatile spaces (subject to planning).

GARAGE

Attached garage, up and over door, hot water cylinder.

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

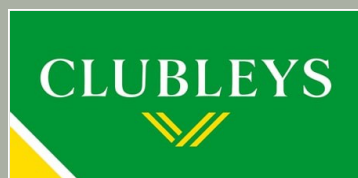
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

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		
	51	71
EU Directive 2002/91/EC		