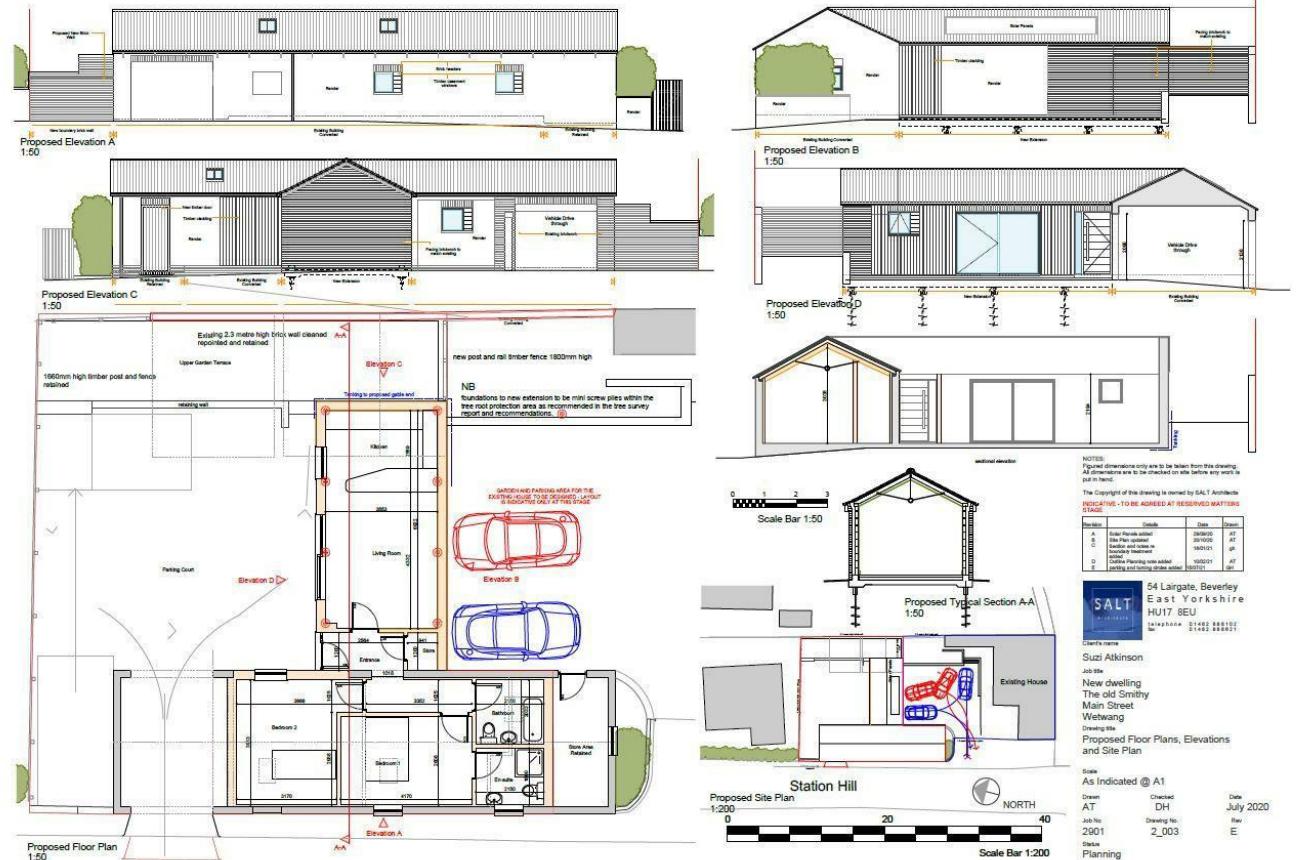


CLUBLEYS



The Old Smithy Conversion, Main Street,  
Wetwang, YO25 9XJ  
£65,000



#### 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.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

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

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

#### FREE VALUATIONS FOR SALE

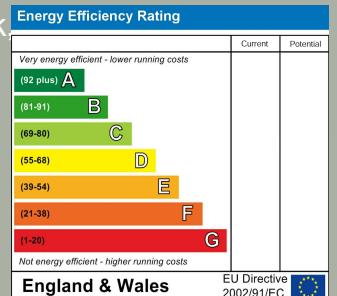
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### 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.

60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com



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.



An excellent opportunity to convert an existing garage/outbuilding to a dwelling with the erection of a single storey extension to the rear, creation of vehicular access and associated works.

Please note previously marketed excluding the store, now to include, which will allow the purchaser more potential for development.

The proposed dwelling will include a sitting room, kitchen, two bedrooms, bathroom and an en-suite for added convenience. Outside you will have your own private courtyard garden and parking.

Architects drawings are available which give an indication of the finished bungalow.

East Riding Planning application reference: 21/00284/OUT

rightmove

www.clubleys.com

ZOOPLA



#### LOCATION

Wetwang, is a charming village situated in the heart of the picturesque Yorkshire Wolds. This delightful location is the perfect place to call home, with its idyllic rural setting and easy access to nearby towns and cities.

Just a short drive from Driffield, York, and Pocklington, Wetwang offers the perfect balance of peace and tranquility with the convenience of nearby amenities. There are a range of shops, restaurants, and pubs in the surrounding area, so you can enjoy the best of both worlds.

If you love the outdoors, Wetwang is the ideal place to be. The village is surrounded by stunning countryside, with rolling hills, peaceful woodland walks, and breathtaking views. Plus, if you're a fan of the coast, you'll be pleased to know that the seaside resorts of Bridlington, Filey, and Scarborough are all within easy reach.

Overall, Wetwang is the perfect location for anyone looking for a peaceful, rural lifestyle with easy access to nearby towns, cities, and the coast. So why not come and discover this delightful village for yourself.

#### PLANNING

Reference 21/00284/OUT

Outline planning consent has been granted for the conversion of existing garage/outbuilding to a dwelling with the erection of a single storey extension to the rear, creation of vehicular access and associated works.

#### TENURE

Freehold with Vacant Possession.

#### METHOD OF SALE

The method of sale is for sale by private treaty.

#### VIEWINGS

Viewing is strictly by appointment via the selling agents.

