



Bank House  
25 Main Street  
Wetwang, YO25 9XL

ASKING PRICE OF

£240,000

3 Bedroom Mid Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456





Garden

 3

 2

 1

 On Road Parking

 Oil Central Heating

Bank House, 25 Main Street, Wetwang, YO25 9XL

Upon entering this FANTASTIC HOME, you will certainly not fail to be impressed!

Having been comprehensively overhauled in recent years, this is a delightful example of a period style property which exudes charm and character. The accommodation is extensive and versatile plus, in addition, there is a delightful rear garden which compliments the home perfectly. The original layout of the property, which is arranged on three floors, has been extended to the rear adding additional space to the three bedrooms.

In all, this is a fantastic home which perhaps hides behind a rather modest façade but is one which is likely to take some beating.

WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffild to York and beyond. Features of the village include the charming village pond and Norman church of St. Nicholas, which dates back to the 13th Century. The village school was erected by Sir Tatton Sykes Bart AD1845. "Enlarged AD1866 according to the plaque on the school wall."





Lounge



Dining Room



Window View

## Accommodation

### ENTRANCE HALL

A beautifully appointed reception to this delightful home, featuring picture rail and tiled flooring.

### LOUNGE

12' 6" x 10' 6" (3.83m x 3.21m)

A front facing room with period-style radiator and feature chimney breast with inset niche. Concealed electric and TV points within the chimney breast thus offering provision for a wall mounted TV.

### DINING ROOM

15' 9" x 11' 1" (4.81m x 3.39m)

Clearly, the central hub of the house with a stunning multi fuel stove set within a brickwork chimney breast and flagged hearth as its focal point, part-panelled walls topped with a dado rail and beamed ceilings.

Staircase leading off to the first floor and external door leading directly to the outside.

Open plan into:

### KITCHEN 19' 5" x 7' 11" (5.94m x 2.43m)

Divided into two separate areas and featuring a painted built-in dresser style unit and further range of fitted kitchen units finished with Shaker style doors in medium oak. Base cupboards with worktops over and wall mounted cupboards to match.

Space and provision for a Range style cooker having a double extractor canopy over. Fitted laminate flooring and a step leading up to a utility part of the kitchen featuring one and a half bowl sink, having a mixer tap, space and plumbing for automatic washing machine and space for a dryer. Space for a refrigerator and fridge/freezer.

### BATHROOM

Beautifully fitted with deep curved edge bath, WC and pedestal wash hand basin. Separate walk-in shower, ceramic tiled floor and chrome heated towel radiator. Half-tiled walls.

### LANDING

### BEDROOM 1 12' 9" x 10' 7" (3.90m x 3.25m)

With front facing window and exposed brickwork chimney breast with inset niche, coving to the ceiling and built-in storage cupboard. Radiator.





Dining Room



Kitchen



Utility



Bathroom

### BEDROOM 2

Beautifully presented and having views onto the rear garden and across the Wolds. Built-in storage cupboard and coved ceiling. Stairs to:

### BEDROOM 3

14' 7" x 14' 0" (4.46m x 4.29m)

Part of the original construction of the property, now enhanced and benefitting from being heated. Laminate floor. Two Velux style windows and access to the roof void.

### WC

With fitted suite including low level WC and vanity wash hand basin. Coved ceiling and half tiled walls.

### OUTSIDE

The gardens are extensive and include various patio/seating areas and extensive expanse of lawn, all enclosed by a timber fence. Garden shed.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 120 square metres.

### CENTRAL HEATING

The property benefits from a multi fuel back boiler central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

Mains water electricity and drainage are connected.

### COUNCIL TAX

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating D.

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being





Bedroom



Bedroom



Bedroom



Garden

extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**VIEWING**

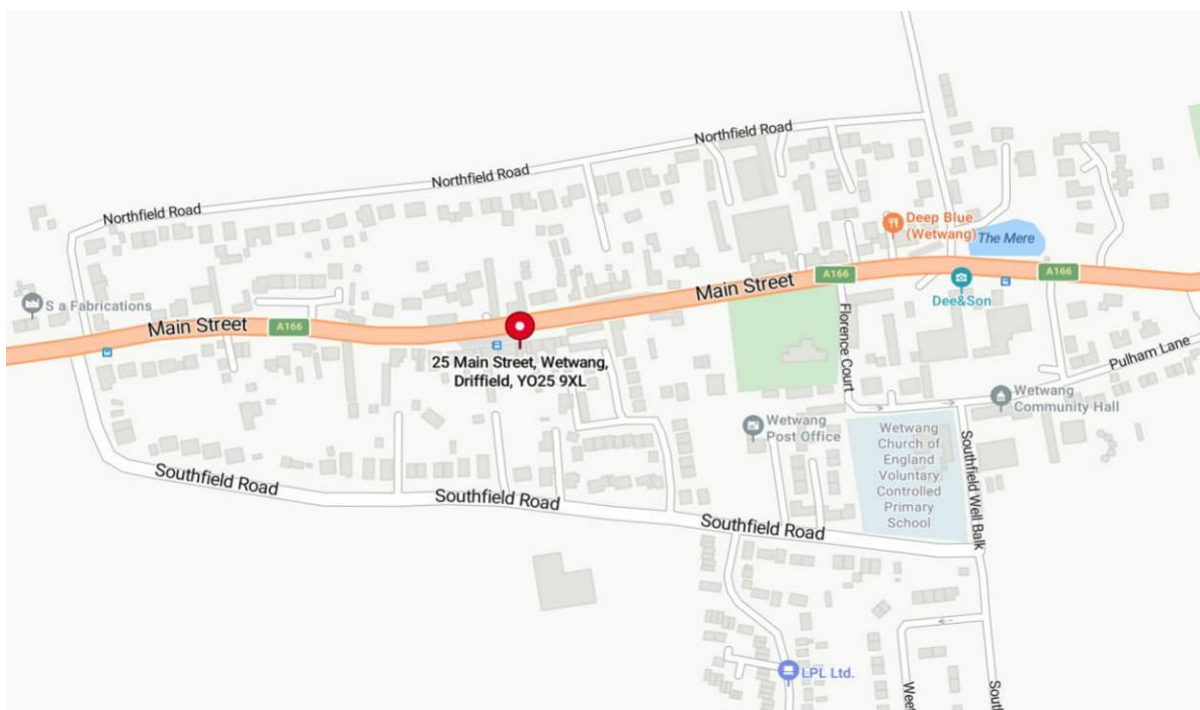
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The stated EPC floor area, (which may exclude conservatories),  
is approximately 120 sq m



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