

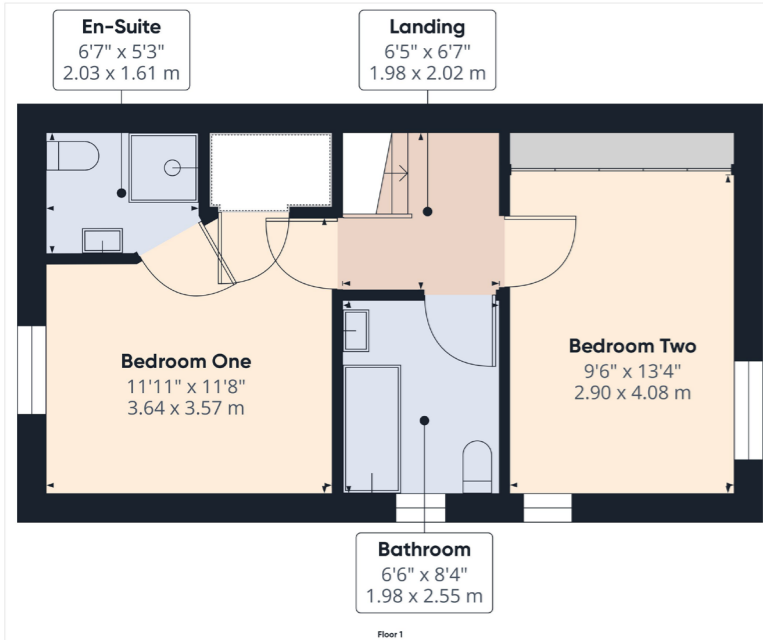
Dee Atkinson & Harrison

Approximate total area**
434.89 sq ft
40.4 m²

(1) Excluding balconies and terraces

**We have attempted to be as accurate as possible in our measurements, but errors are inevitable. This floor plan is for illustrative purposes only.

DRAPFEM30



Dee Atkinson & Harrison

Approximate total area**
396.56 sq ft
36.84 m²

(1) Excluding balconies and terraces

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DRAPFEM30



Guide Price **1a Crown Terrace, South Street,**
£180,000 **Middleton, YO25 9ZH**

SERVICES
Mains water, electric and drainage are connected to the property. Central heating is provided by LPG gas.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

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

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'4 (1.94m) x 4'2 (1.8m)

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE- 18'3 (5.58m) x 11'7 (3.55m)

Spacious and light lounge with window to the front aspect, understairs cupboard, Karndean flooring, radiator, telephone point, TV point and power points.

KITCHEN/DINING ROOM- 9'10 (3.01m) x 15'2 (4.64m)

Presented in immaculate condition with french doors to the rear leading out to the garden, window to the rear aspect, inset spotlights, space for a table and chairs. A cupboard housing the boiler, a range of shaker wall and base units, space for fridge/freezer, ceramic one and a half sink with drainer unit and mixer tap, plumbing for washing machine, electric oven, electric hob, extractor hood, Karndean flooring, radiator and power points.

CLOAKROOM- 3'7 (1.09m) x 3'3 (1.01m)

Low flush WC, wall mounted sink with mixer taps and tiled splash back, Karndean flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 11'11 (3.64m) x 11'8 (3.57m)

Fabulous double bedroom with views to the front over looking the Yorkshire Wolds.

Window to the front aspect, built in storage cupboards, free standing wardrobes with sliding doors, fitted carpets, radiator, TV point and power points.

EN-SUITE- 6'7 (2.03m) x 5'3 (1.61m)

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, walk in fully tiled shower cubicle, Karndean flooring, heated towel rail and extractor fan.

BEDROOM TWO- 9'6 (2.90m) x 13'4 (4.08m)

Another double bedroom with window to the rear and side aspect, recently fitted wardrobes, fitted carpets, radiator and power points.

BATHROOM- 6'6 (1.98m) x 8'4 (2.55m)

Well proportioned family bathroom with opaque window to the side aspect, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, panelled bath with over head shower attachment and glass shower screen, Karndean flooring, heated towel rail and extractor fan.

GARDEN

Easily maintainable north-west facing garden which has been laid with patio, gravelled area, outside tap, fully enclosed with timber fencing and gated access to the parking spaces to the rear of the property.

PARKING

Allocated off street parking with two parking spaces.

1a Crown Terrace, Middleton-On-The-Wolds, YO25 9ZH

DESCRIPTION

1a Crown Terrace is an immaculate two double bedroom end terrace. Boasting space and finished to a high standard, this property is move in ready and appeals to any type of buyer. Over looking views of the countryside, this property is worth more than just a passing glance.

The property briefly comprises:- entrance hall, lounge, kitchen/dining room, first floor landing with two double bedrooms, one with en-suite, family bathroom, rear garden and allocated parking spaces.

LOCATION

The property stands in this increasingly popular village location of Middleton on the Wolds. This attractive and picturesque village is located conveniently between Market Weighton, Beverley and Driffield on the A614, less than 10 miles from each with good commuting links to the East Coast, York, Hull and the M62 motorway. St Andrews Church sits in a commanding position just off of the main road and is a major landmark in the village. Middleton on the Wolds CE Primary School has an ofsted rating as 'Good' and has pre-school facilities. Tennis, football, cricket, indoor and outdoor bowls clubs are hosted in the village. Other facilities also include a Post Office, Church & Chapel, public house and a Chinese takeaway.

