



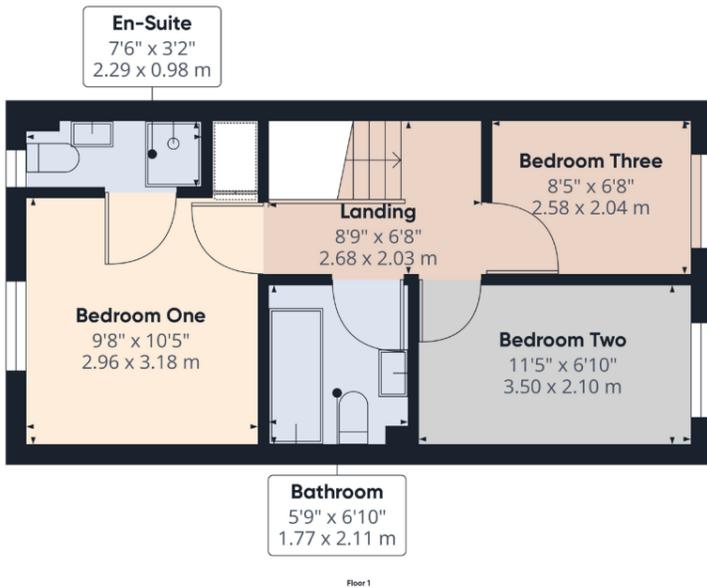
Dee Atkinson & Harrison

Approximate total area\*  
379.45 ft<sup>2</sup>  
35.25 m<sup>2</sup>

(1) Excluding balconies and terraces

\*While every attempt has been made to ensure accuracy, all measurements are approximate, not exact. This floor plan is for illustrative purposes only.

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Approximate total area\*  
347.73 ft<sup>2</sup>  
32.31 m<sup>2</sup>

(1) Excluding balconies and terraces

\*While every attempt has been made to ensure accuracy, all measurements are approximate, not exact. This floor plan is for illustrative purposes only.

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**Asking Price**  
**£175,000**

**3 Crown Terrace,**  
**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 'E'.

**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		121 A
81-91	B	83 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- 6'7 (2.01m) x 3'11 (1.21m)**

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

**LOUNGE- 17'4 (5.29m) x 10'5 (3.18m)**

Spacious and well presented living space with window to the front aspect, laminated flooring, radiator, TV point and power points.

**KITCHEN/DINING ROOM- 10'0 (3.06m) x 14'0 (4.28m)**

Contemporary fitted kitchen with French doors to the rear aspect, inset spotlights, window to the rear aspect, panelled wall, a range of shaker style wall and base units, one and a half sink with drainer unit, space for a fridge/freezer, plumbing for washing machine, electric oven, electric hob with stainless steel splash back, extractor hood, laminated flooring, radiator and power points.

**CLOAKROOM- 4'10 (1.49m) x 3'3 (0.99m)**

Tiled splash back, low flush WC, sink with half pedestal, laminated flooring, radiator and extractor fan.

**FIRST FLOOR LANDING- 8'9 (2.68m) x 6'8 (2.03m)**

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

**BEDROOM ONE- 9'8 (2.96m) x 10'5 (3.18m)**

Primary double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 7'6 (2.29m) x 3'2 (0.98m)**

Opaque window to the front aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled shower cubicle, laminated flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 11'5 (3.50m) x 6'10 (2.10m)**

Currently used as a dressing room but would be a great guest room with window to the rear aspect, fitted carpets, radiator and power points.

**BEDROOM THREE- 8'5 (2.58m) x 6'8 (2.04m)**

Window to the rear aspect, fitted carpets, radiator, TV point and power points.

**BATHROOM- 5'9 (1.77m) x 6'10 (2.11m)**

A modern family bathroom with inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with overhead shower attachment and glass shower screen, laminated flooring, heated towel rail and extractor fan.

**GARDEN**

North facing, easily maintainable garden which is partially gravelled, patio area to the immediate rear ideal for outdoor seating, timber fencing making it fully secure with rear gate accessing the allocated parking.

**PARKING**

Allocated off street parking with two parking spaces.

# 3 Crown Terrace, Middleton-on-the-Wolds, YO25 9ZH

**DESCRIPTION**

Enjoying a peaceful village setting, 3 Crown Terrace is a three bedroom mid-terrace property brought to the market in flawless condition. Offering light and airy accommodation throughout and enjoying a private garden to the rear, this would make a fantastic family home. Its instant curb appeal offers a blend of practical and modern living which allows the new owner to move straight in and enjoy. The property briefly comprises:- entrance hall, lounge, kitchen/dining room, cloakroom, first floor landing, primary bedroom with en-suite, two additional bedrooms, family bathroom, rear garden and allocated off street parking.

**LOCATION**

The property stands in this increasingly popular village location of Middleton on the Wolds. Attractive and picturesque village is located conveniently between Market Weighton, Beverley and Driffield, less than 10 miles from each with good commuting links to York, Hull and the M62 motorway. 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.

