

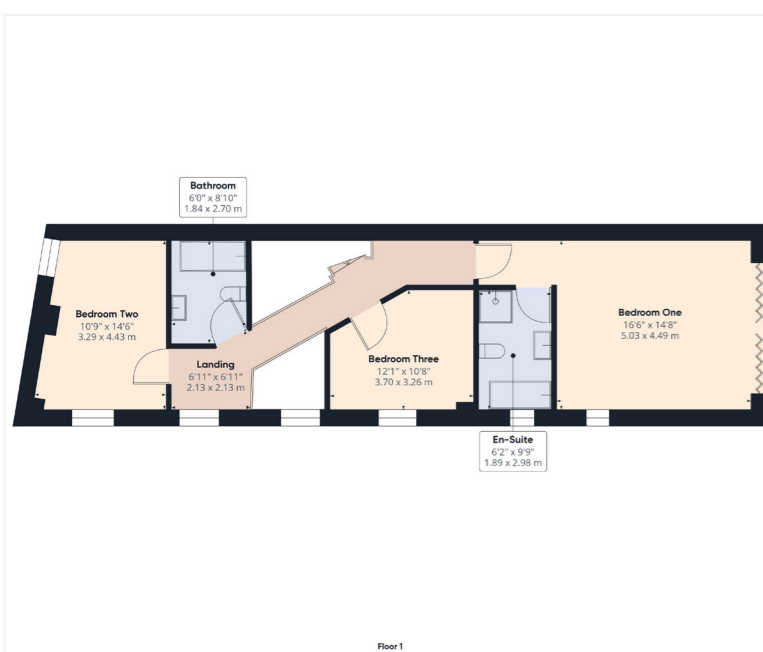
**Dee Atkinson Harrison**

Approximate total area\*  
829.88 sq ft  
77.08 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE (RICS) SC standard.

DIRAFPE360



**Dee Atkinson Harrison**

Approximate total area\*  
772.42 sq ft  
71.76 sq m

(1) Excluding balconies and terraces

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DIRAFPE360



**Asking Price**  
**£425,000**

**40 South Street,**  
**Middleton, YO25 9UB**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**SERVICES**  
LPG gas, mains water, electric and sewerage.

**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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 18'7 (5.69m) x 6'5 (1.98m)**

Grand entrance with stunning vaulted ceilings, French doors and main composite doors to the side aspect, stairs leading to the first floor landing, tiled flooring, vertical anthracite radiator and power points.

**LOUNGE- 15'5 (4.71m) x 14'8 (4.49m)**

Stylish and beautifully appointed with French doors to the side aspect, window to the front aspect, picture rail, multi-fuel log burning stove with exposed brick and stone hearth and wooden mantle piece, tiled flooring, vertical anthracite radiator, TV point and power points.

**CLOAKROOM- 4'3 (1.30m) x 7'0 (2.16m)**

Built in understairs cupboard, tiled splash back, wall mounted sink with vanity unit and mixer tap, low flush WC, tiled flooring, heated towel rail and extractor fan.

**UTILITY ROOM- 6'2 (1.89m) x 7'11 (2.42m)**

Wall mounted gas boiler, a range of wall and base units which have been handmade, wooden worktops, Belfast sink, plumbing for washing machine, tiled flooring, vertical anthracite radiator, extractor fan and power points.

**KITCHEN/DINING ROOM- 23'0 (7.01m) x 14'6 (4.42m)**

The main focal point of the house which has been stunningly crafted to create a beautiful open plan kitchen/dining room benefitting from Bi-folding doors to the rear aspect with inset blinds, window to the side aspect, inset spotlights, handmade kitchen with a range of wall and base units with drawers, oak worktops, butchers block island with oak worktop, Belfast sink with Victorian style antique brass tap, space for fridge/freezer, integrated dishwasher, built in wine rack, space for a oven and gas hob, splash back, tiled flooring, vertical anthracite radiator and power points.

**FIRST FLOOR LANDING- 6'11 (2.13m) x 6'11 (2.13m)**

Light and bright landing with velux and sash windows flooding it with natural light, fitted

carpets and power points. There is also access to the loft space.

**BEDROOM ONE- 16'6 (5.03m) x 14'8 (4.49m)**

Flawless and elegantly presented, the primary bedroom offers great views over the garden. Boasting from Bi-folding doors to the rear, window and velux to the side aspect, exposed beams, fitted carpets, vertical anthracite radiator and power points.

**EN-SUITE- 6'2 (1.89m) x 9'9 (2.98m)**

Opaque window and velux to the side aspects, exposed beam, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, free standing slipper bath with separate shower attachment, shower cubicle which is fully tiled, heated towel rail, cushion flooring and extractor fan.

**BEDROOM TWO- 10'9 (3.29m) x 14'6 (4.43m)**

A good size double bedroom with sash windows to the front and side aspect, fitted carpets, vertical anthracite radiator and power points.

**BEDROOM THREE- 12'1 (3.70m) x 10'8 (3.26m)**

A third double bedroom with sash window to the side aspect, fitted carpets, vertical anthracite radiator and power points.

**BATHROOM- 6'0 (1.84m) x 8'10 (2.70m)**

Velux window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower attachment and glass shower screen, cushion flooring, heated towel rail and extractor fan.

**GARDEN**

Well proportioned and landscaped north facing garden which has a gravelled area to the immediate rear of the property, stairs leading up to the raised part of the garden which is mainly laid with lawn, planted flower and shrub borders, pergola seating area, mature trees and side access to the off street parking.

**PARKING**

Gated off street parking for two/three cars.

# 40 South Street, Middleton-On-The-Wolds, YO25 9UB

**DESCRIPTION**

If you are looking for a property which has character and charm, then look no further. 40 South Street is a three double bedroom detached property which has been completed renovated throughout to create a master piece. What once was a dilapidated run down barn, it has now been transformed into this unique and flawless home. Every detail has been carefully thought about and is the perfect blend of traditional and modern. No expense has been spared both internally and externally- viewings are highly recommended!

The property briefly comprises:- entrance hall, lounge, cloakroom, utility room, open plan kitchen/dining, first floor landing, primary bedroom with en-suite, two additional double bedrooms, family bathroom with en-suite, rear garden and off street parking.

**LOCATION**

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 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 pizza takeaway.



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