



Offers In Region Of
£200,000

12 South Street,
Middleton, YO25 9UB

SERVICES
Oil fired central heating. Connected to mains electric and drainage.

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 'C'.

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.



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Dee Atkinson & Harrison



12 South Street, Middleton, YO25 9UB

DESCRIPTION

A deceiving three bedroom end terrace, 12 South Street is a cosy and well kept property located in a popular wolds village. Boasting spacious accommodation and the benefit of a nicely size garden, this property would be ideal for those looking to downsize or get on the property ladder. It is offered to the market with no onward chain!

The property briefly comprises:- entrance hall, WC, kitchen, lounge/dining room, first floor landing with three bedrooms, bathroom, 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 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 pizza takeaway.



THE ACCOMMODATION COMPRISES: ENTRANCE HALL

Door to the front aspect, coving, wood effect flooring, radiator and power points.

WC- 3'3 (1.00m) x 5'11 (1.82m)

Opaque window to the front aspect, coving, tiled splash back, low flush WC, sink with pedestal, vinyl flooring, heated towel rail and power points.

KITCHEN- 8'0 (2.45m) x 9'1 (2.77m)

Window to the front aspect, coving, tiled splash back, oil fired boiler, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric smeg oven and hob, extractor hood, tiled flooring and power points.

LOUNGE/DINING AREA- 14'11 (4.57m) x 18'10 (5.75m)

A spacious and bright living area with French doors and window to the rear aspect, additional window to the side aspect, coving, understairs storage cupboard, electric style log burner with surround and hearth, wood effect flooring, radiator, TV point and power points.

FIRST FLOOR LANDING

Coving, fitted carpets, radiator and power points.

BEDROOM ONE- 8'11 (2.73m) x 14'2 (4.32m)

Double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 8'10 (2.70m) x 13'11 (4.24m)

Double bedroom with window to the front aspect, coving, partially panelled walls, fitted carpets, radiator and power points.

BEDROOM THREE- 5'9 (1.77m) x 8'8 (2.66m)

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

BATHROOM- 5'8 (1.74m) x 8'6 (2.60m)

Opaque window to the front aspect, coving, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with half pedestal, panelled bath, shower cubicle, tiled flooring and heated towel rail.

GARDEN

North facing garden which is of ample size with lawn area, decking area to the immediate rear of the property, additional raised decking area to the bottom of the garden timber fencing, large garden shed with access to the parking. There is also an additional portion of outside space to the front which is south facing and laid with patio ideal for seating and enjoying the sun all day.

AGENTS NOTES

The garage on the right belongs to the adjoining property, free access to this garage must therefore be granted. Vehicular access could be accessed daily.

PARKING

Off street parking.