



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 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 'A'.

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.



Guide Price
£175,000

36 South Street,
Middleton, YO25 9UB



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

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Dee Atkinson & Harrison



36 South Street, Middleton, YO25 9UB

DESCRIPTION

Brought to the market with no onward chain, 36 South Street is a fully renovated and beautifully presented two bedroom end terrace. Having gone through a full transformation including re-wiring, new plumbing, insulation, kitchen and bathroom, this is a move in ready modern home. The property would be great for anyone looking to downsize, buyer their first home or investors in a sought after village location.

The property briefly comprises:- entrance into a lounge, dining room, kitchen, first floor landing, two double bedrooms, shower room, rear garden and on 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 INTO:

LOUNGE- 13'11 (4.27m) x 13'6 (4.13m)

A spacious, light and bright living area with door and window to the front aspect, log burning stove with brick surround and stone hearth, wood effect laminated flooring, radiator, TV point and power points. This opens up into:

DINING ROOM- 12'7 (3.85m) x 8'8 (2.65m)

Nicely proportioned dining room with window to the rear aspect, stairs leading to the first floor landing, wood effect laminated flooring, radiator and power points.

KITCHEN- 9'4 (2.85m) x 13'0 (3.97m)

Stylish kitchen with French doors to the rear aspect, velux windows to the side aspect, contrasting coloured wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built in oven and microwave, gas hob with glass splash back, extractor hood, wood effect laminated flooring, vertical radiator and power points.

FIRST FLOOR LANDING- 2'10 (0.87m) x 2'1 (0.64m)

Inset spotlights, fitted carpets and power

points.

BEDROOM ONE- 12'8 (3.87m) x 8'5 (2.58m)

Double bedroom with window to the front aspect, drop down lighting, storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'3 (3.45m) x 8'7 (2.63m)

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

SHOWER ROOM- 9'4 (2.86m) x 4'8 (1.44m)

Inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink with vanity unit, large walk in shower, tiled flooring, heated towel rail and extractor fan.

GARDEN

Easily maintained North facing garden which is laid with patio throughout, raised beds to the rear, brick wall and timber fencing with gated side access.

PARKING

On street parking.