



Asking Price
£185,000

4 Middleton Gate,
Middleton, YO25 9EU

SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

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.



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4 Middleton Gate, Beverley Road, Middleton On The Wolds, YO25 9EU

DESCRIPTION
A simply stunning newly built property in a sought after village location. 4 Middleton Gate is a well presented three bedroom mid terrace boasting modern and contemporary style throughout. The current vendors have made it into a cosy and welcoming home and is finished to a high standard. Boasting a lovely and well maintained South-West facing garden which is ideal for enjoying the sunshine, this property is certainly worth a look and is appealing to a variety of potential buyers.

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

LOCATION
Conveniently located 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- 6'2 (1.90m) x 3'10 (1.17m)

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

LOUNGE- 18'0 (5.49m) x 10'9 (3.28m)
Spacious yet cosy living area with window to the front aspect, laminated flooring, radiator, TV point and power points.

WC- 7'5 (2.27m) x 2'9 (0.86m)
Tiled splash back, sink with half pedestal, low flush WC, laminated flooring and extractor fan.

KITCHEN/DINING AREA- 9'8 (2.95m) x 13'9 (4.19m)
Oozing with neutral light, this modern kitchen benefits from French doors and window to the rear aspect, oil boiler, a range of wall and base units, one and a half sink with drainer unit, integrated fridge, integrated washing machine, electric oven, electric hob with splash back and extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 9'1 (2.78m) x 6'9 (2.08m)
Fitted carpets, radiator and power points. There is also access to the loft which is boarded out.

BEDROOM ONE- 9'1 (2.78m) x 10'2 (3.12m)
Double primary bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 7'4 (2.26m) x 3'4 (1.03m)
Opaque window to the front aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC sink with half pedestal, shower cubicle, laminated flooring, heated towel rail and extractor fan.

BEDROOM TWO- 12'5 (3.81m) x 6'9 (2.06m)
Window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 9'0 (2.76m) x 6'10 (2.09m)
Window to the rear aspect, fitted carpets, radiator, TV point and power points.

BATHROOM- 5'8 (1.75m) x 6'9 (2.07m)
Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal and splash back, panelled bath with over head shower and glass shower screen, laminated tiled effect flooring, heated towel rail and extractor fan.

GARDEN
South west facing garden which is in pristine condition and is mainly laid to lawn with patio area to the immediate rear, patio walk way down to a garden storage shed, tucked away oil tank, planted flowers and shrubs with timber fencing throughout and rear gated access.

PARKING
Two allocated parking spaces to the rear.