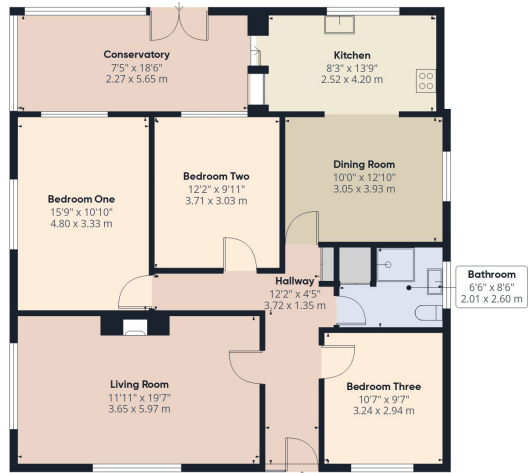




Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1380 ft²
128.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£275,000

37 Station Road,
Middleton On The Wolds,
YO25 9UQ



SERVICES
Oil fired central heating. Mains 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 'D'

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, Driffeld | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



37 Station Road, Middleton on the Wolds, YO25 9UQ

A fantastic opportunity to purchase a spacious bungalow, located in the popular village of Middleton-On-The-Wolds. 37 Station Road is brought to the market in great condition, lovingly maintained by the current owners with plenty of scope to make this property your own. The property benefits from well proportioned living accommodation throughout as well as a private rear garden. The property briefly comprises:- entrance hall, lounge, dining room leading into a kitchen, conservatory, three double bedroom, bathroom, rear garden, detached single garage and 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- 12'2 (3.72m) x 4'5 (1.35m)
Door to the front aspect, coving, built in storage cupboard, dado rail, fitted carpets, radiator and power points. There is also access to the loft which is fully boarded out with velux window, power and lighting.

LOUNGE- 11'11 (3.65m) x 19'7 (5.97m)
Spacious living area with dual aspect windows to the front and side aspect, coving, dado rail, electric fireplace with surround, hearth and mantle piece, fitted carpets, radiator, TV point and power points.

DINING ROOM- 10'0 (3.05m) x 12'10 (3.93m)
Separate dining area which opens into the kitchen with window to the side aspect, coving, oil boiler, fitted carpets, radiator and power points.

KITCHEN- 8'3 (2.52m) x 13'9 (4.20m)
Window to the rear aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for white good, plumbing for washing machine and dishwasher, built in eye-level double oven, electric hob, extractor hood, vinyl flooring and power points.

CONSERVATORY- 7'5 (2.27m) x 18'6 (5.65m)
French doors leading out to the garden to the rear aspect, windows to both rear and side aspect, vinyl flooring and power points.

BEDROOM ONE- 15'9 (4.80m) x 10'10 (3.33m)
A sizeable double bedroom with window to the rear and side aspect, coving, built in

wardrobes, drawers and dressing table, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 12'2 (3.71m) x 9'11 (3.03m)
Window to the rear aspect, coving, dado rail, built in wardrobes, drawers and dressing table, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 10'7 (3.24m) x 9'7 (2.94m)
Another double bedroom with window to the front aspect, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

BATHROOM- 6'6 (2.01m) x 8'6 (2.60m)
Opaque window to the side aspect, fully tiled walls, built in cupboard housing the water tank, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle with electric shower, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN
The rear garden is fully enclosed, prvate and easy to maintained, with paved patio area and gravelled and lawned areas. There is also a useful timber framed shed attached to the garage.

GARAGE- 19'5 (5.92m) x 10'3 (3.15m)
Up and over door with side pedestrian door, power and lighting.

PARKING
Off street parking for multiple cars.

