



15 St. Andrews Close
Middleton-On-The-Wolds
YO25 9UP

ASKING PRICE OF

£180,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



Off Road
Parking



Electric Heating

15 St. Andrews Close, Middleton-On-The-Wolds, YO25 9UP

OFFERS ARE ENCOURAGED for this substantial detached bungalow which provides generously proportioned rooms, in particular the lounge and master bedroom along with supplementary accommodation which includes a further bedroom, kitchen and bathroom.

The bungalow stands on an interesting plot which is set down from the main development and offers huge potential to create a quite stunning garden - which would need to be terraced - with an attractive outlook.

Work required includes general re-decoration plus upgrading of kitchen and bathrooms but, as with all projects, more can be done, if desired, to truly make this a stunning home!

There is off-street parking though the driveway is sloped and this leads to a single garage.

It should be noted that this is not a bungalow which is ready

for immediate occupancy and does require the updating of works in order to bring this up to date.

MIDDLETON-ON-THE-WOLDS

The A614 dips and rises as it passes through the main street of this pretty Wolds village. Prominently located on rising ground, the Parish Church of St. Andrew, though restored in 1874, still possesses the original 13th Century Chancel. The Church is situated adjacent to the Robin Hood Public House. With an active recreation ground and primary school, this family orientated village is ideally situated for the commuter.



Lounge



Kitchen



Bedroom



Bathroom

Accommodation

ENTRANCE HALL

A good-sized entrance to the whole bungalow with access to all accommodation. Built-in storage cupboard.

LOUNGE

18' 5" x 12' 7" (5.63m x 3.84m)

With feature Yorkstone chimney breast with raised flag to half and provision for an electric fire. This is a particularly spacious room with large front facing window, curved ceiling and electric storage heater in situ.

KITCHEN

9' 10" x 9' 4" (3.02m x 2.85m)

Fitted with a traditionally styled kitchen with base and drawer cupboards and having worktops over with inset sink. Integrated electric oven and hob with extractor over. Space and plumbing for automatic washing machine and space for a refrigerator. Door leading out to the rear.

MASTER BEDROOM

13' 2" x 12' 7" (4.03m x 3.85m)

This is a spacious room with built-in range of wardrobes along one wall, rear facing window and electric storage heater.

BEDROOM 2

10' 0" x 7' 10" (3.07m x 2.4m)

With front facing window, built-in wardrobe and electric storage heater.

BATHROOM

With panelled bath having a shower over and glass side screen. Low-level WC and pedestal wash basin. Tiled walls.

GARAGE

16' 4" x 7' 11" (5m x 2.42m)

OUTSIDE

The property does sit down from the roadside and the driveway is sloping. There is a garden to the front which is established while to the rear is an area of patio and established terraced garden which offers great potential to bring back to its former glory. There are views across the rooftops of Middleton and towards the outlying countryside.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from electric heating on Economy 7 tariff. Hot water is provided by the immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

mains water, electricity, telephone and drainage.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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VIEWING

Strictly by appointment with Ulllyotts.

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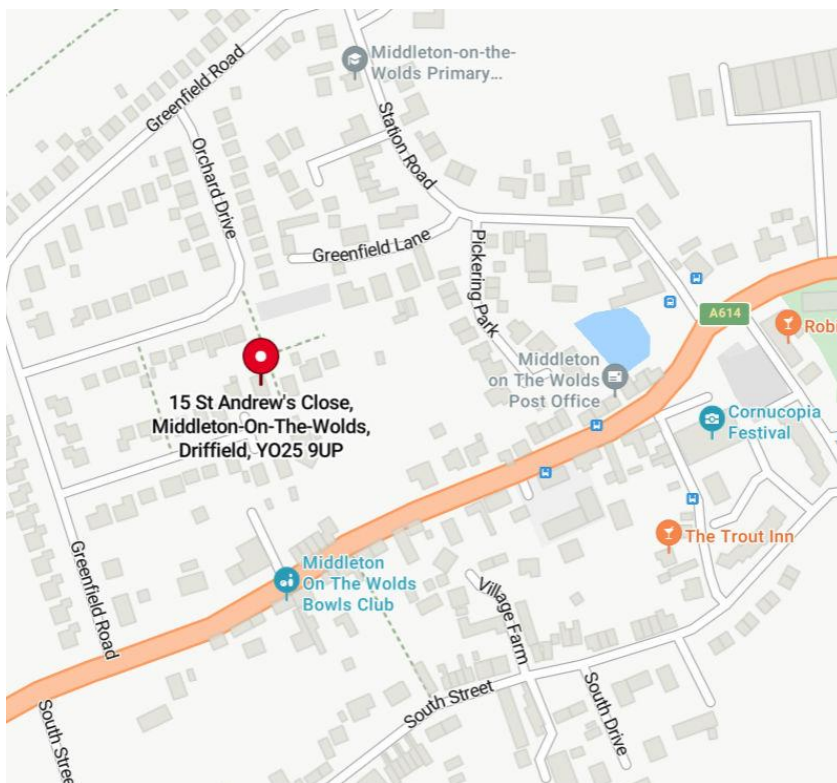
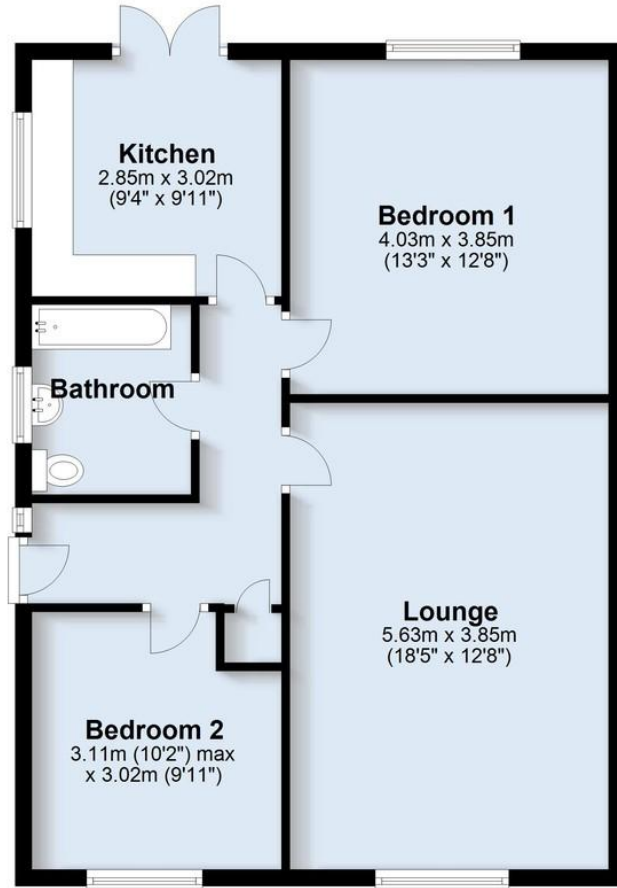


Outside



The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



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