



18 Greenfield Road
Middleton-on-the-Wolds
YO25 9UL

ASKING PRICE OF

£160,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



Off Road
Parking



LPG Heating

18 Greenfield Road, Middleton On The Wolds, YO25 9UL

An extremely competitively priced detached bungalow, in need of general updating and improvement, located within a village setting with front and rear gardens together with off-street parking. The property represents excellent value for money and a real opportunity for the buyer to put their own stamp on this detached home.

Work required will include a re-fitting of the kitchen and bathroom, new glazing, overhaul of the central heating system (currently LPG) comprehensive re-decoration, new internal doors and floor coverings etc.

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



Bedroom

Accommodation

ENTRANCE HALL

LOUNGE

20' 7" x 10' 10" (6.29m x 3.32m)

With front facing window.

KITCHEN

10' 2" x 9' 6" (3.11m x 2.91m)

With front facing window and fitted range of basic units.

BEDROOM 1

11' 9" x 8' 10" (3.6m x 2.71m)

With rear facing window.

BEDROOM 2

8' 8" x 11' 6" (2.66m x 3.52m)

With rear facing window.

BATHROOM

Fitted coloured suite.

OUTSIDE

The property stands back from the road on a good-sized plot with generous front garden and vehicle access leading to an adjacent carport.

To the rear of the property is a private established garden.

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 LPG gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from part-wood and part-uPVC 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 and drainage.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating F.



Bathroom



Rear Elevation

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.

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VIEWING

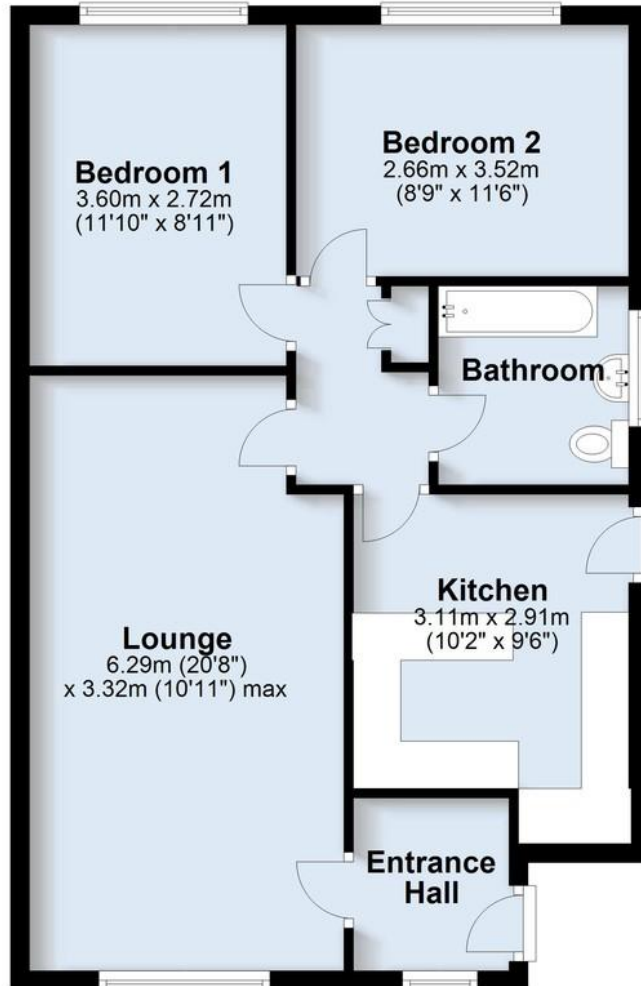
Strictly by appointment with Ulllyotts.

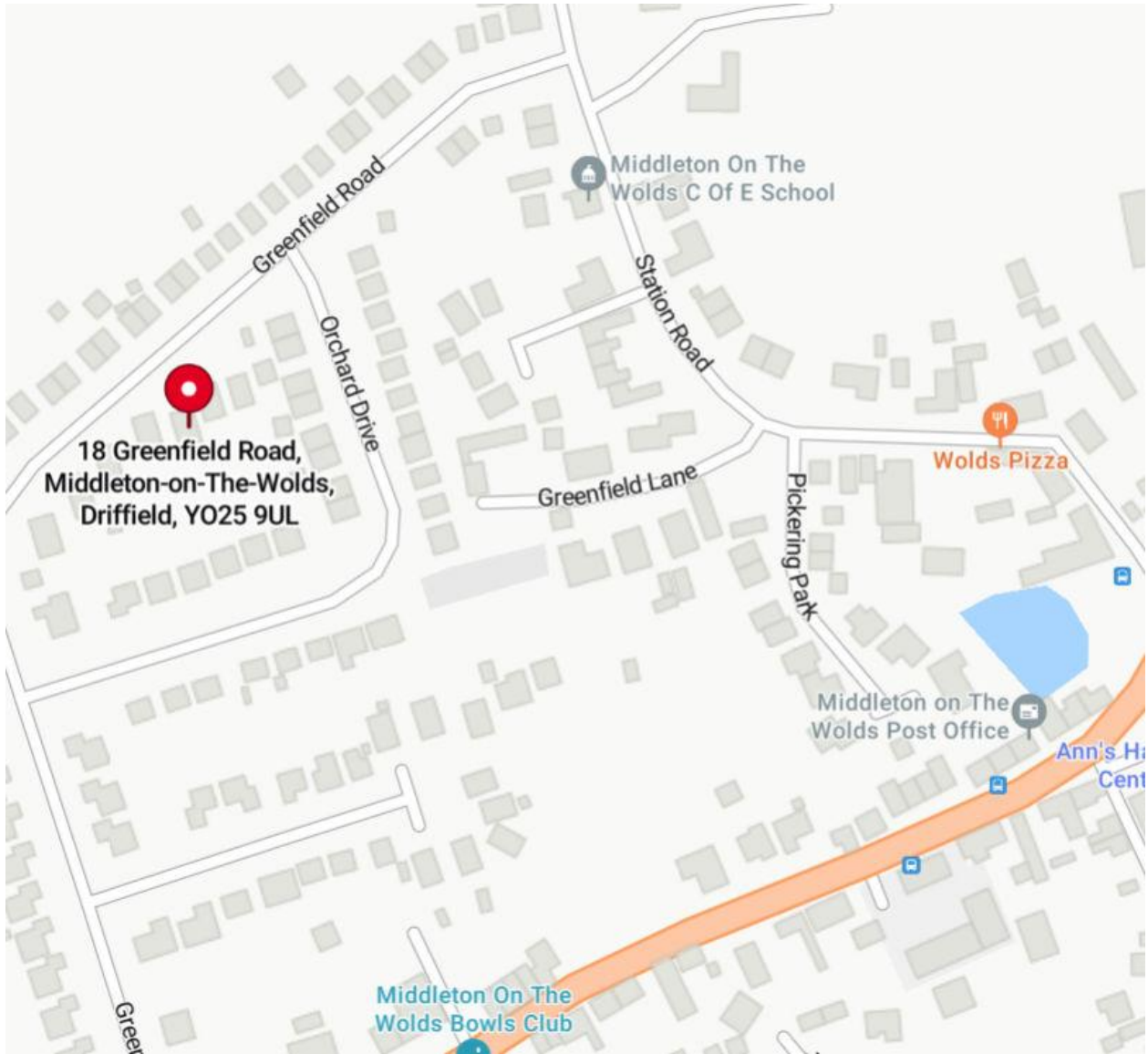
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 62 square metres

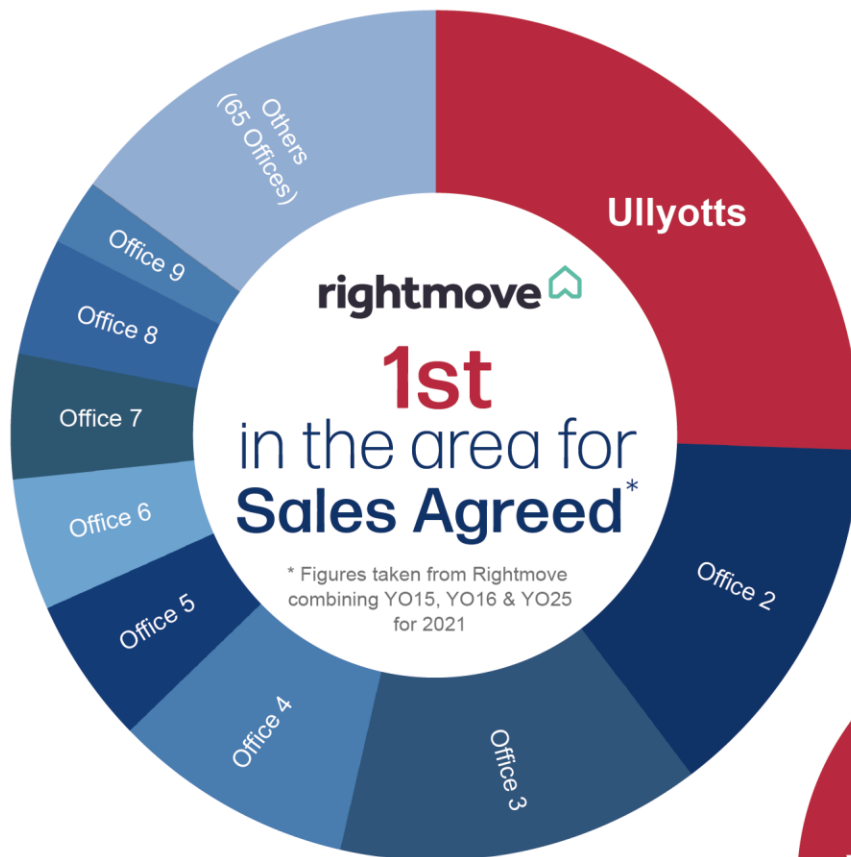
Ground Floor

Approx. 61.6 sq. metres (662.8 sq. feet)










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