



8 Greenfield Road  
Middleton-On-The-Wolds  
YO25 9UL

ASKING PRICE OF

**£330,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

 4
  3
  1
  Off Road Parking
  Oil Central Heating

## 8 Greenfield Road, Middleton-On-The-Wolds, YO25 9UL

At around 1700 sq ft this property provides extensive accommodation, ideal for families without compromising other aspects such as off-street parking and extensive gardens. Indeed, the property excels in external features by including not only a double garage but also additional parking to the side suitable for a caravan/motorhome et cetera. Located on a corner plot, the gardens are also extensive and extend from the front down the side and along to the rear where they comprise numerous areas including a patio/seating area.

The accommodation within the house itself includes an especially large lounge, separate dining room plus conservatory and well fitted kitchen with appliances. All bedrooms are double sized and the first floor also includes a house bathroom.

The property is beautifully presented throughout and ready for immediate occupancy!

### 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



Lounge



Hall



Dining Room

## Accommodation

### ENTRANCE HALL

A spacious entrance hall with staircase leading up to the first floor. Coved ceiling and double radiator. Built-in under stairs storage cupboard.

### CLOAKROOM/WC

With low level WC, wash hand basin and partly tiled walls. Coved ceiling. Radiator.

### LOUNGE

24' 5" x 15' 1" (7.45m x 4.59m)

[maximum measurements]. Truly a superb 'through' room lit by windows to both sides and featuring a coved ceiling, dado rail and feature fireplace with living flame fire in situ. Radiator.

### INNER HALL

5' 5" x 17' 3" (1.67m x 5.27m)

A natural continuation of the main entrance hall giving access into:

### DINING ROOM

14' x 12' 6" (4.26m x 3.80m)

With fitted dado rail and coved ceiling. Radiator.

Door leading into:

### CONSERVATORY

16' 11" x 8' 10" (5.16m x 2.70m)

With views across the garden, double panelled radiator and door leading out onto a patio area.

### KITCHEN

18' 2" x 9' 10" (5.56m x 3m)

Comprehensively fitted with a wealth of kitchen units including base and wall mounted cupboards along with drawers finished with glossy J handle doors in contrasting colours. Worktop incorporating a breakfast bar and inset one and a half bowl sink with swan neck mixer tap including pull out hose, integrated induction hob with extractor over and conventional electric oven plus combination oven and microwave. Integrated dishwasher and contemporary vertical style radiator. Personal door leading into the garage.

### FIRST FLOOR

### LANDING

### BEDROOM 1

14' 2" x 12' 10" (4.32m x 3.90m)

With front facing window and built-in wardrobes with sliding doors. Radiator.



Conservatory



Kitchen



Kitchen



Bedroom

## BEDROOM 2

12' 10" x 12' (3.90m x 3.66m)

With front facing window and built-in wardrobes with sliding doors. Radiator.

## BEDROOM 3

11' 6" x 8' 4" (3.5m x 2.54m)

With rear facing window plus built-in wardrobe. Radiator.

## BEDROOM 4

11' 10" x 8' 4" (3.60m x 2.54m)

With rear facing window and radiator.

## BATHROOM

With full suite comprising bath and separate shower enclosure, low level WC and vanity wash hand basin. Chrome heated towel radiator and inset ceiling lighting.

## OUTSIDE

The property is located on a corner plot with extensive gardens. There is vehicle access leading to an attached double garage.

## DOUBLE GARAGE

18' 5" x 15' 9" (5.62m x 4.82m)

With side personal door and electric powered front facing door access with remote control. Electric power and lighting connected.

Adjacent to the garage are useful additional parking spaces with two 7kW electric vehicle charging points.

The rear gardens include a block paved patio immediately to the rear of the property, this extends to an attractive lawned garden with side filled beds. Gardens also extend to both sides of the property, one side being terraced and one currently housing a useful shed.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 164 square metres.

## CENTRAL HEATING

The property benefits from an oil-fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.





Bedroom



Bedroom



Bedroom



Garden

**TENURE**

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

**SERVICES**

Mains water, electricity and drainage at the property.

**COUNCIL TAX BAND**

Band D.

**ENERGY PERFORMANCE CERTIFICATE**

Rating D.

**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.

**VIEWING**

Strictly by appointment with Ulllyotts.  
Regulated by RICS



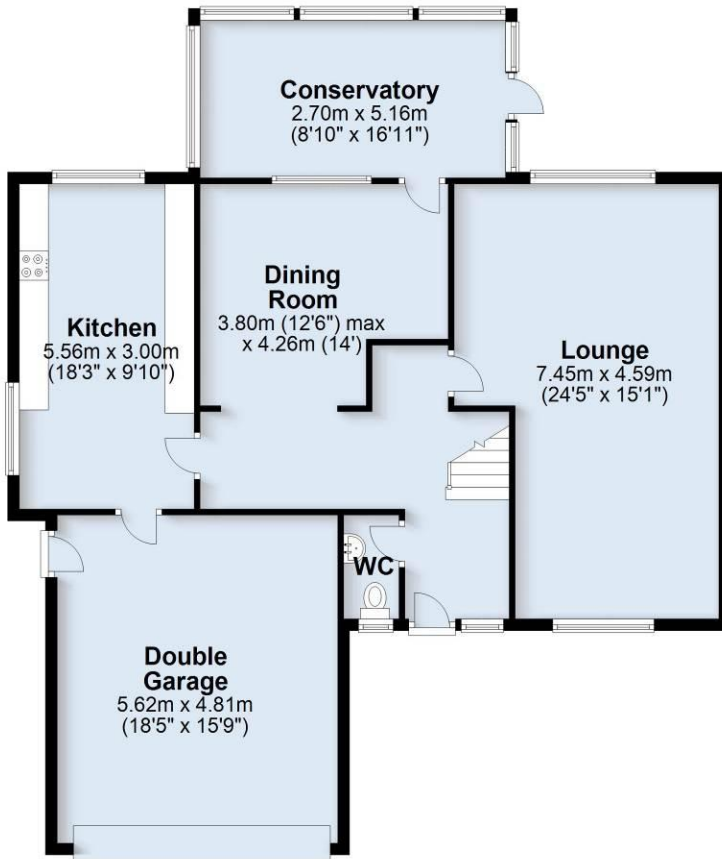
Additional Parking



The stated EPC floor area, (which may exclude conservatories),  
is approximately 164 sq m

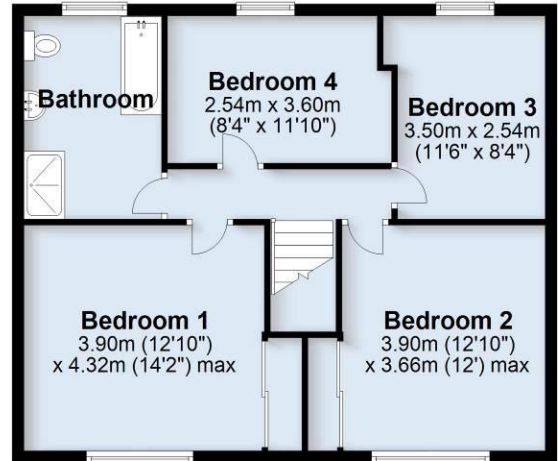
### Ground Floor

Approx. 121.4 sq. metres (1306.8 sq. feet)



### First Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



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EST 1891



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