



34 Orchard Drive  
Middleton on the Wolds  
YO25 9UW

IN THE REGION OF

£199,995

3 Bedroom Detached House






■ Ulllyotts ■  
EST 1891

01377 253456





Entrance Hall

 3
  1
  1
  Carport & off road parking
  Oil Central Heating

34 Orchard Drive, Middleton On The Wolds, YO25 9UW

Offered to the market in a move into condition, this **IMMACULATELY PRESENTED** detached house offers a combination of generously proportioned accommodation together with superb fixtures and fittings and attractive garden to the rear.

Located within a popular residential setting, centrally situated for access to several areas including Beverley, Hull, York, Pocklington, Market Weigh ton and Driffield this is a property which may well suit a variety of buyers from first-time buyers upwards including families wanting three good-sized bedrooms. There is a block paved forecourt along with carport to the side that provide good off-street parking whilst to the rear is an enclosed garden which includes patio and lawn.

The interior is stylish and features a solid wood floor throughout the ground floor, feature fireplace and extensive fitted kitchen with appliances.

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

With staircase leading up to the first floor. Solid wood floor. Radiator.

### LOUNGE

13' 6" x 11' 9" (4.14m x 3.59m)

With front facing window and wood flooring. Feature fire surround with electric fire in situ. Coved ceiling. Radiator.

### KITCHEN

17' 10" x 9' 10" (5.44m x 3.01m)

Comprehensively fitted with a contemporary range of kitchen units finished with glossy doors in grey with chrome handles. Woodblock style worktop and inset one and a half bowl sink with single drainer. Electric oven and hob with extractor. Space and plumbing for dishwasher and automatic washing machine. Radiator. French doors leading out to the rear.

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 4" x 10' 1" (3.76m x 3.08m)

With front facing window and coved ceiling. Radiator.

### BEDROOM 2

11' 4" x 9' 8" (3.47m x 2.95m)

With rear facing window and coved ceiling. Radiator.

### BEDROOM 3

9' 3" x 7' 5" (2.83m x 2.27m)

With front facing window, coved ceiling and built in furniture including platform for a single bed having cupboards beneath and shelving/dressing area. Radiator.

### SHOWER ROOM

With shower enclosure, wash hand basin and low-level WC. Contemporary radiator in anthracite and solid wood floor.

### OUTSIDE

The property is set back behind a block paved forecourt which provides generous off-street parking and leads to a car park to the side.

To the rear of the property is an enclosed area of garden which features a paved patio immediately adjacent to the house and this gives way to a lawned area, all enclosed by a timber fence. Garden shed.

### FLOOR AREA

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





Bedroom



Shower Room



Garden



Rear Elevation

**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.

**TENURE**

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

**SERVICES**

All mains services are available at the property.

**COUNCIL TAX BAND**

Band B.

**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.

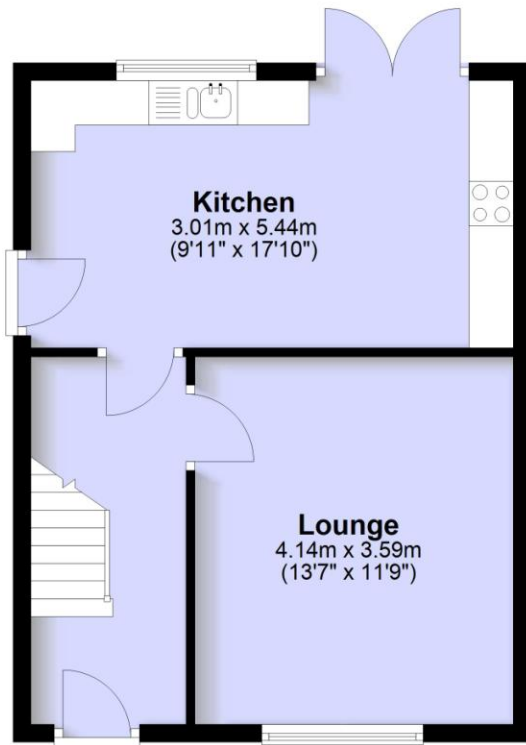
**VIEWING**

Strictly by appointment with Ulllyotts.

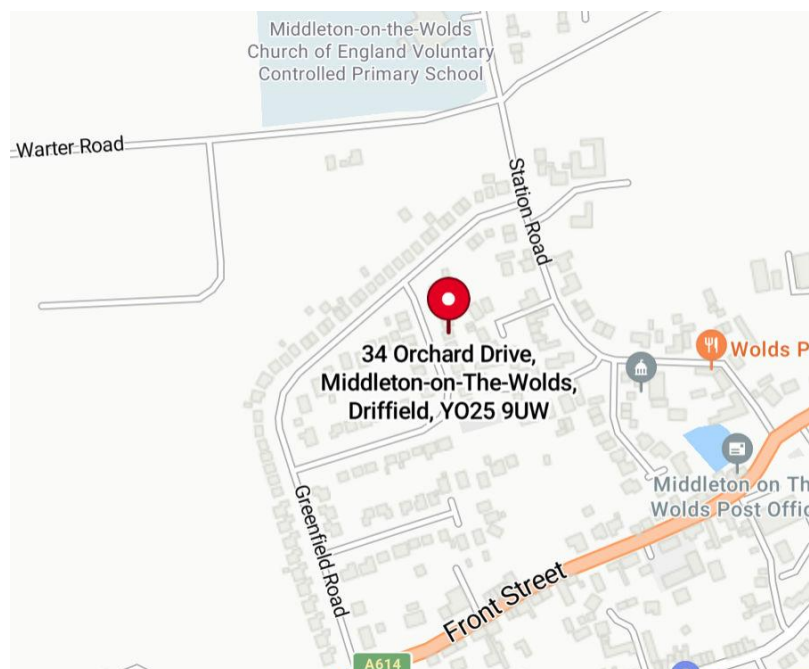
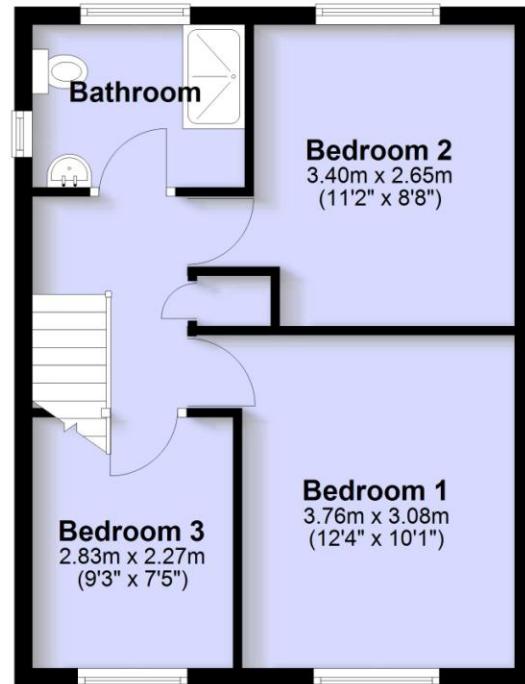
Regulated by RICS

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

**Ground Floor**



**First Floor**





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.



# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations