



# QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**Swan House Station Road, Middleton On The Wolds YO25**  
**£450,000**



- Deceptively large modern house
- Four/five bedrooms
- Open plan living/dining kitchen
- Attractive village location
- Close to the primary school
- Double garage & private driveway
- EPC: Awaited

A fabulous family house constructed by the builder for his own purposes and having been recently extended further.

Having a flexible layout which would suit any family, the property benefits from two reception rooms plus a further superb open plan living/dining kitchen. To the first floor are four/five bedrooms, the principal suite having a walk-in wardrobe and a generously sized en-suite bathroom.

Situated on a relatively private plot and with extensive parking to the front plus a double garage, viewing is highly recommended.

LOCATION

The property is located on the North side of the village of Middleton on the Wolds which lies on the A614. Teh village offers a range of local facilities including a post office, one public house, and an infant/junior school. Central to the village is an attractive village pond and small grassed area together with St Andrew's Church sitting in a commanding position helping to maintain the village’s traditional feel. Situated in the rolling East Yorkshire Wolds the village is surrounded attractive countryside. The nearest town is Driffield (8 miles) which is centrally situated within very convenient access of the coast (12 miles), Beverley (12 miles), Malton (15 miles), and Hull (20 miles).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'6" x 3' (1.68m x 0.91m)  
Timber front door with ornate glass panel and further windows to either side to create a light and bright feel, engineered solid oak flooring with inset mat well.

ENTRANCE HALL

16'3" x 6'2" (4.95m x 1.88m)  
Timber ornate glass panelled door, stairs to the first floor, a continuation of the engineered oak flooring and doors leading through into the reception rooms.

LIVING ROOM

24'2" x 12'11" (7.37m x 3.94m)  
A substantial room of generous proportions, window to the front elevation and French doors opening out onto the garden to the rear with windows either side. A dark wood fireplace houses an open fire with attractive decorative tiled insert.

DINING/SITTING ROOM

10'10" x 10'7" (3.30m x 3.23m)  
Window to the front elevation, two built-in cupboards and mounting on the wall for a television.

OPEN PLAN LIVING/DINING KITCHEN

17'3" reducing to 10'7" x 24' (5.26m reducing to 3.23m x 7.32m)  
A very well proportioned room and a recent extension to the rear of the property. The solid oak kitchen has complementing granite work surfaces and ceramic tiled splashbacks, inset one and a half bowl stainless steel sink and drainer, five ring gas (LPG) range with extractor above, integrated dishwasher, fridge and freezer. Porcelain tiled floor.

LOBBY

5'5" x 4'4" (1.65m x 1.32m)  
An oak farmhouse door provides access onto the rear garden and patio seating area. Storage cupbaord.

UTILITY ROOM

5'8" x 10'7" (1.73m x 3.23m)  
Wall and base storage units with gloss white fronts and laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, porcelain tiled floor, timber glass panelled door providing access to the side of the property and the garage.

W.C.

6'1" x 3'1" (1.85m x 0.94m)  
Two piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and tiled floor.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank.

BEDROOM 1

17'3" x 11'3" (5.26m x 3.43m)  
A generously sized principal bedroom with window to the side elevation, built-in cupboards and TV mounting on wall, walk-in wardrobe which is shelved out for storage and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Modern three piece sanitary suite comprising vanity unit with back to the unit w.c. and semi-recessed hand wash basin, double walk-in shower enclosure, tiled walls and floor, chrome heated towel rail and window to the side elevation.

BEDROOM 2

12'11" x 11'10" (3.94m x 3.61m)  
Two built-in cupboards and window to the front elevation.

EN-SUITE SHOWER ROOM

Close coupled w.c., pedestal hand wash basin, shower cubicle, chrome heated towel rail, tiled floor and splashbacks, and window to the front elevation.

BEDROOM 3

10'8" x 9'2" (3.25m x 2.79m)  
Window to the front elevation.

BEDROOM 4

13' x 9'7" (3.96m x 2.92m)  
Built-in cupboard and window to the rear elevation.

BEDROOM 5/STUDY

Window to the side elevation and built in wardrobes.

FAMILY BATHROOM

Four piece sanitary suite comprising vanity hand wash basin, close coupled w.c., panelled bath, shower enclosure, tiled floor and splashbacks and window to the side elevation.

OUTSIDE

The property is set back from the road with a five bar gate providing access onto a wide gravelled parking area. Adjacent to the gravel drive is an area of lawn and the front of the property is shielded by a generous range of mature shrubs and trees which give a great level of privacy.

Access can be gained to the rear garden from either side of the house. The rear garden is relatively private courtesy of its high hedges and fenced perimeter, the neighbouring properties have been designed by the builder to not overlook the garden. A stone flagged patio area lies adjacent to the living room and opens out onto a largely lawned garden, to the rear of which is an open fronted summer house.

GARAGE

23' x 9'7" (7.01m x 2.92m)  
A double tandem garage with up-and-over door and further storage in the eaves. Supplied with light and power.

To the rear of the garage is a gym/workshop.

GYM/WORKSHOP

14'8" x 9'7" (4.47m x 2.92m)  
Door providing access from the side. Supplied with light and power.

SERVICES

Mains water, drainage and electricity are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system with a pressurised hot water system and LPG for the range in the kitchen.



VIEWS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021