



**QUICK & CLARKE**  
The Property Specialists

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**1 The Old School Front Street, Middleton On The Chain Free £289,950**

- Three/four bedrooms
- One/two reception rooms
- Over 1800 square feet internally
- Southerly facing garden
- Fabulous and characterful conversion
- Modern kitchen & bathrooms
- Master bedroom with en-suite shower room
- Convenient for Driffield, Beverley and York.
- EPC Rating: D
- Council Tax Band: D

Deceptively spacious, characterful and homely conversion of the Old Victorian School with a superb open plan living area.

Offering the flexibility of a ground floor bedroom, and with three further bedrooms to the first floor including a master bedroom with en-suite, the property has a modern kitchen, private South-Easterly facing courtyard and Southerly facing garden. Offered to the market with no onward chain, viewing is highly recommended.

#### LOCATION

The property is located on the Western side of the village and on Front Street, the A614. The village offers a range of local facilities including a Post Office, a Public House and an Infant/Junior School. Central to the village there is an attractive village pond and a 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 by attractive countryside. The nearest town is Driffield (9 miles) which is centrally situated with very convenient access to the Coast (12 miles), Beverley (12 miles), Malton (15 miles) and Hull (20 miles).

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### KITCHEN

25'4" x 4'11" plus 8'3" x 6'5" (7.72m x 1.50m plus 2.51m x 1.96m)  
Of an L-shape, the kitchen is accessed from a private courtyard through a uPVC glass panelled front door. The modern kitchen offers a generous range of a mixture of contemporary grey and white wall and base storage units with contrasting dark wood effect laminate work surfaces and white ceramic tile splashbacks, a five ring electric Range has integrated double oven, stainless steel splashback and canopy extractor over, stainless steel inset sink and drainer, integrated dishwasher, space for washing machine and upright fridge freezer, beams to ceiling, window to both front and side aspects and porcelain tiled floor.

##### OPEN PLAN LIVING/DINING ROOM

26'11" x 18'3" (8.20m x 5.56m)  
A beautifully proportioned room with flexibility of layout and a large amount of fenestration giving a light and bright feel with windows to both the front and side elevations, wood style laminate flooring, stairs to the first floor accommodation and beams to the ceiling. The main focal point of the room is a multi-fuel stove set in a brick fireplace with Yorkstone hearth.

##### GROUND FLOOR BEDROOM/SITTING ROOM

18'3" x 11'11" (5.56m x 3.63m)  
A further well proportioned room allowing flexibility of accommodation and with partially panelled walls, two windows to the front elevation and beams to the ceiling.

##### FIRST FLOOR

##### LANDING

High ceiling with beams and access to the loft, large walk-in wardrobe with hanging rails and light.

##### BEDROOM 1

18'3" x 11' reducing to 9'6" (5.56m x 3.35m reducing to 2.90m)  
A very well proportioned room with a Velux window to the rear elevation and further window to the front elevation, exposed beams to ceiling and door through to en-suite shower room.

##### EN-SUITE SHOWER ROOM

10'11" x 5'6" (3.33m x 1.68m)  
Three piece sanitary suite comprising close coupled w.c. with Saniflow macerator, pedestal hand wash basin and shower cubicle, partially tiled walls, exposed beams and chrome heated towel rail. Porcelain tiled floor.

##### BEDROOM 3

10'2" x 9'4" (3.10m x 2.84m)  
Exposed beam/roof truss and window to the front elevation.

##### BEDROOM 2

10'3" x 9'4" (3.12m x 2.84m)  
Exposed beam/roof truss and window to the front elevation.

##### BATHROOM

9'4" x 4'3" (2.84m x 1.30m)  
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath with shower attachment, heated towel rail, partially tiled walls, porcelain tiled floor and Velux roof light.

##### OUTSIDE

The property is approached over a shared tarmac drive with parking spaces to the front of the property. A timber gate provides access into a private courtyard which has a South-Easterly facing aspect and a further timber gate leads into a Southerly facing garden which is largely lawned with a fenced perimeter, a gravel seating area situated to one side and a shed for storage. Mature hedging creates a good level of privacy and helps conceal the garden from the road.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system. The boiler is situated in the loft.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

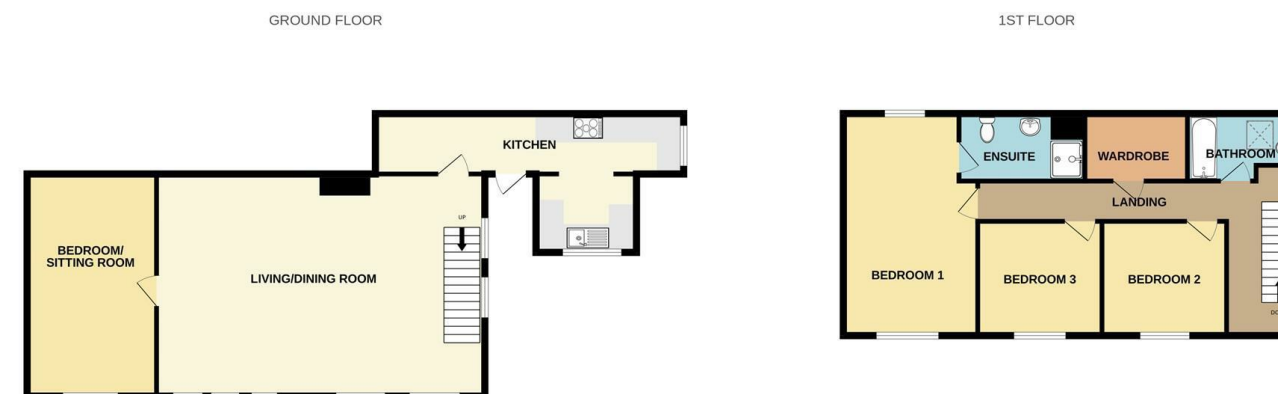
##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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.  
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VIEWINGS 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.