



QUICK & CLARKE
The Property Specialists

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2 Crown Terrace, Middleton On The Wolds YO25 9ZH
£179,950

- Spacious two bedroom house
- Approximately 740 square feet
- Lovely cottage feel
- Well proportioned kitchen and living room
- Two double bedrooms
- En-suite to master
- Low maintenance garden
- Two car parking spaces
- Heart of the Wolds location
- EPC Rating: B; Council Tax Band: B

A wonderfully spacious terraced property offering all that a buyer could want in a modern property, but benefitting from a lovely cottage feel.

The house extends to approximately 740 square feet and is therefore larger than many three bed semi houses. To the ground floor is a very good size living room with spacious dining kitchen, whilst at first floor the master bedroom benefits from an en-suite shower room, there is a further good size double bedroom and well appointed family bathroom. Gardens are low maintenance with a fenced gravel and paved garden to the rear, further complemented by the two car parking spaces.

The village is ideally located for access to the market towns of Beverley, Driffield and Pocklington and this really is a wonderful home in the heart of the Wolds countryside.

LOCATION

The village of Middleton-on-the-Wolds lies on the A614 and is conveniently situated for access to Driffield, Beverley and Hull as well as the motorway network and the coast. It offers a range of local facilities including a post office, 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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect floor, staircase to first floor and radiator.

LIVING ROOM

15'2" x 11'8" (4.62m x 3.56m)

Timber effect Karndean flooring, PVCu sealed unit double glazed window and radiator.

KITCHEN

15'2" x 8'5" (4.62m x 2.57m)

A lovely, light and spacious modern breakfast kitchen with a range of base and eye level units having electric oven and hob, wall mounted LPG gas fired boiler, timber effect Karndean flooring, PVCu sealed unit double glazed window, French doors to garden and radiator.

CLOAKROOM

Low level w.c., wash hand basin, timber effect Karndean flooring and radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM

15'3" x 11'3" (4.65m x 3.43m)

Built-in bulkhead storage cupboard, PVCu sealed unit double glazed window and radiator.

EN-SUITE

Shower in corner cubicle, wash basin and low level w.c., PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'4" x 8'8" (3.76m x 2.64m)

PVCu sealed unit double glazed window and radiator.

BATHROOM

8'5" x 6'2" (2.57m x 1.88m)

Panelled bath with shower over, wash basin and low level w.c., timber effect Karndean flooring, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSID3E

Gravel forecourt garden with enclosed rear paved and gravel garden having two car parking spaces beyond.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an LPG gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

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

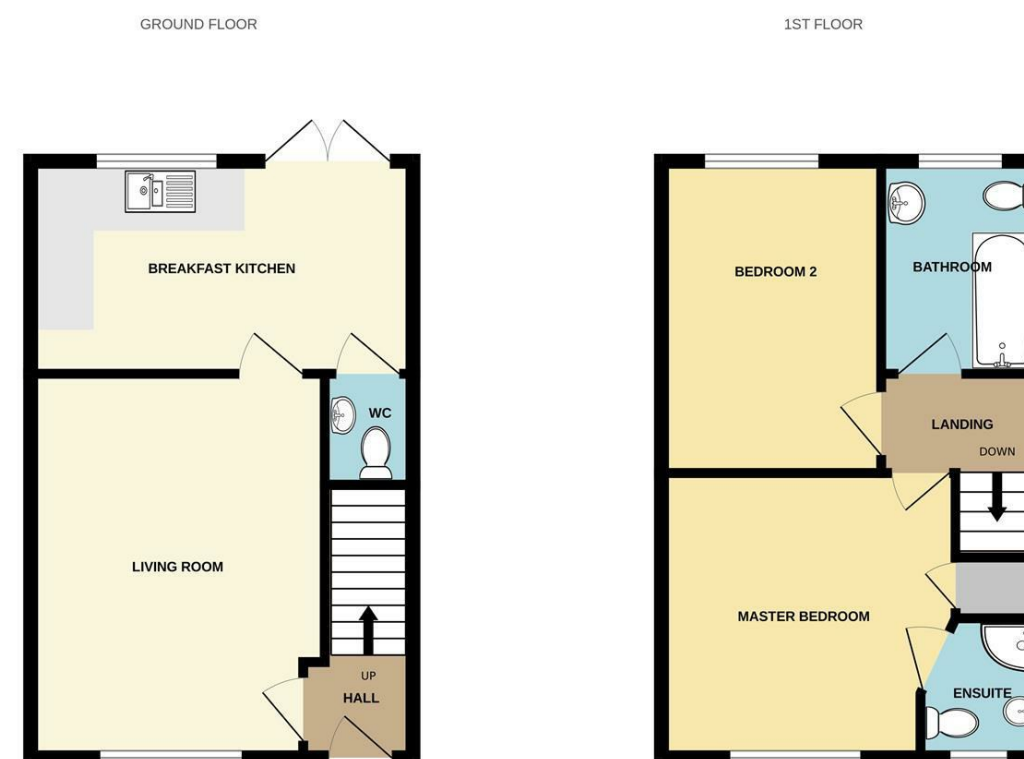
VIEWING

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



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.

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 ©2024