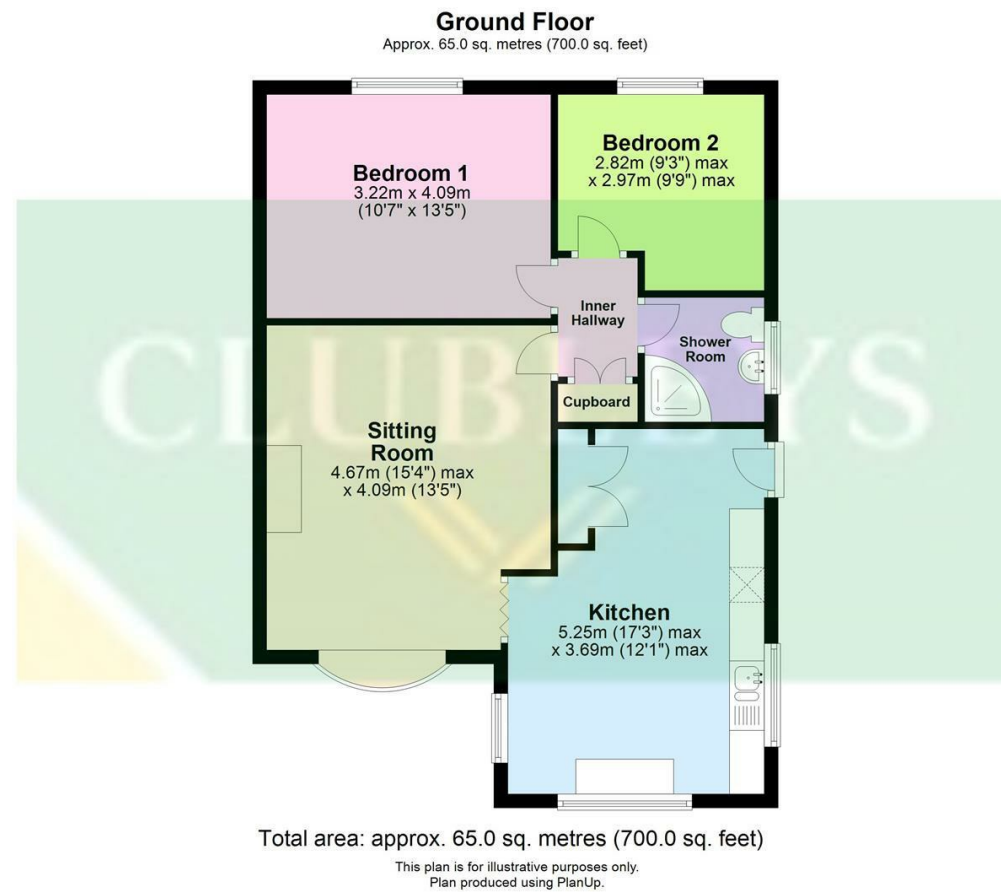




45, Station Road,  
Middleton On The Wolds, YO25 9UQ  
Offers Over £195,000



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

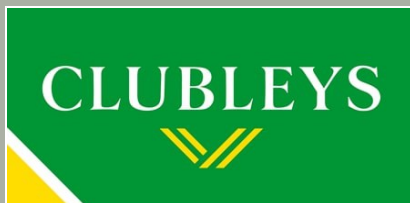
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Welcome to this charming two-bedroom semi-detached bungalow nestled on the outskirts of the village, with the added benefit of open views to both the front and side. Boasting a delightful and spacious kitchen diner, a cosy sitting room with multi fuel stove, inner hall, two bedrooms and a well-appointed shower room. There is a boarded loft space which previously had planning permission for a dormer bedroom. Outside, the rear garden is lawned, complemented by a paved area and convenient garden shed. The front is low maintenance with various shrubs, while the side driveway with car port and gated access leads to the timber garage with double doors.

Tenure: Freehold. East Riding of Yorkshire Council Band: B



www.clubleys.com



#### THE ACCOMMODATION COMPRISES

##### KITCHEN/DINER

5.25m max x 3.69m max (17'2" max x 12'1" max)  
 Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, plumbing for automatic washer, space for oven with extractor hood over, two radiators, part tiled walls, fitted cupboard, telephone point.

##### SITTING ROOM

4.67m max x 4.09m (15'3" max x 13'5")  
 Bay window to the front, multifuel stove with tiled hearth and surround, ceiling coving, two radiators, TV aerial point.

##### INNER HALL

Fitted cupboard, access to loft space (boarded, ladder, light and window).

##### BEDROOM 1

3.22m x 4.09m (10'6" x 13'5")  
 Radiator, ceiling coving.

##### BEDROOM 2

2.82m max x 2.97m max (9'3" max x 9'8" max)  
 Radiator.

##### SHOWER ROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle, chrome ladder style heated towel rail.

##### OUTSIDE

Outside, the rear garden is lawned, complemented by a paved area and convenient garden shed with power and light. The front is low maintenance with various shrubs, while the side driveway with car port and gated access leads to the timber garage with double doors. Oil boiler to the rear.

##### TIMBER GARAGE

3.05m x 6.1m (10'0" x 20'0")  
 Double doors, side personal door, power and light.

##### ADDITIONAL INFORMATION

##### SERVICES

Mains water, oil, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the agent.

