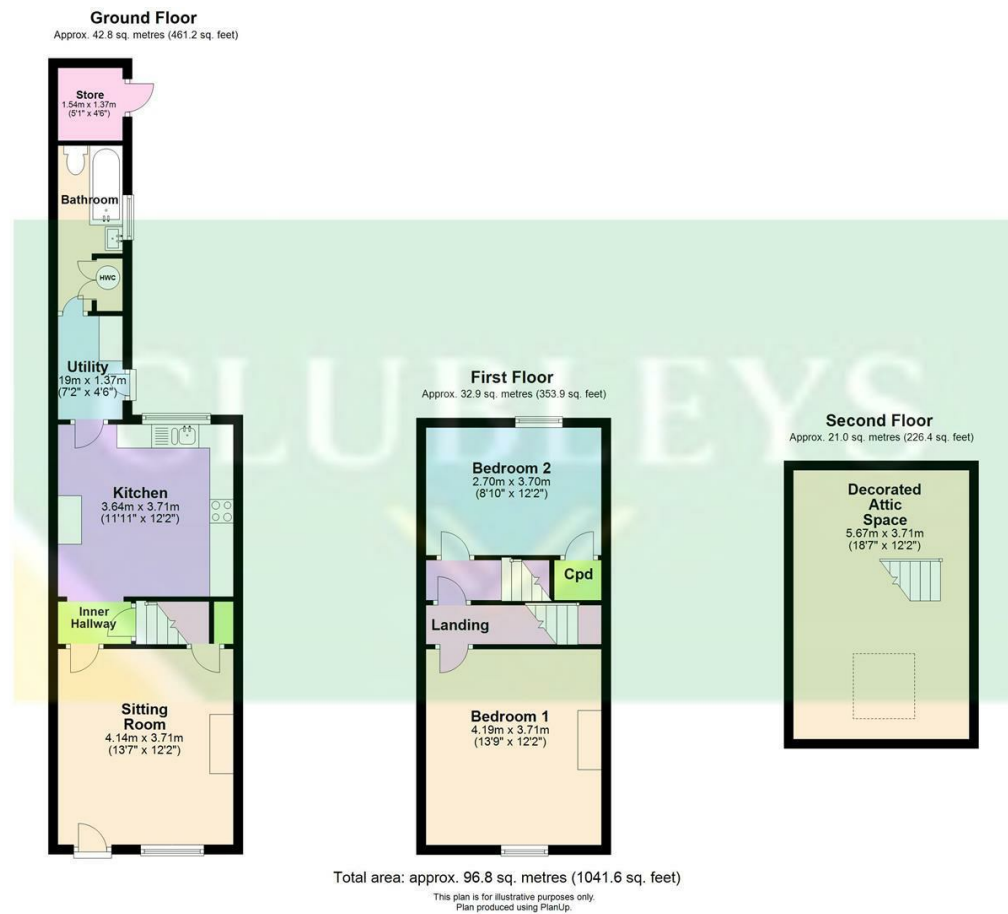




39, South Street,  
Middleton On The Wolds, YO25 9UB  
£139,500



**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

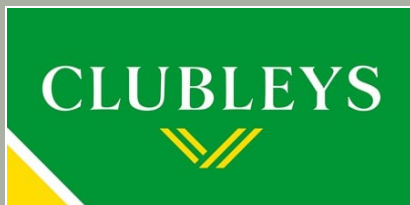
**FREE VALUATIONS FOR SALE**

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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mw@clubleys.com  
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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			
(21-38) F		27	
(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.

Presenting a charming two-bedroom terraced property, the property has been well maintained yet offering a blank canvas for the new owners to add their personal touch. The accommodation features a cosy sitting room, a vibrant red kitchen, and a practical utility room with rear yard access. There is also a downstairs bathroom. Upstairs, two inviting bedrooms await, with stairs leading to a decorated attic space complete with a Velux window. The property has a shared front lawn, a rear yard with store, and rear gate access to South Street, complemented by a grassed allotment area. With the added benefit of no onward chain, seize the opportunity to transform this well-maintained property into your dream home.  
East Riding of Yorkshire Council BAND A. Tenure: Freehold.



www.clubleys.com



**THE ACCOMMODATION COMPRISES****SITTING ROOM**

4.14 x 3.71 (13'6" x 12'2")

Front entrance door, wall mounted electric heater, ceiling coving. T.V. aerial point.

**INNER HALL**

Understairs cupboard.

**KITCHEN**

3.71 x 3.64 (12'2" x 11'11")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven and hob, extractor over, ceiling coving, dado rail, wall mounted electric heater.

**UTILITY ROOM**

2.19 x 1.37 (7'2" x 4'5")

Work surfaces, plumbing for automatic washing machine, wall mounted electric heater, rear entrance door, panelled walls, ceiling coving.

**BATHROOM**

Three piece suite comprising panelled bath, shower over, low flush W.C., wash hand basin, cylinder, fitted cupboard housing hot water cylinder, heated towel rail, tiled floor, part tiled walls, access to roof space.

**FIRST FLOOR ACCOMMODATION****LANDING****BEDROOM ONE**

4.19 x 3.71 (13'8" x 12'2")

Ceiling coving, wall mounted electric heater.

**BEDROOM TWO**

3.70 x 2.70 (12'1" x 8'10")

Ceiling coving, wall mounted electric heater, downstairs cupboard.

**DECORATED ATTIC SPACE**

5.67 x 3.71 (18'7" x 12'2")

Velux window, eaves storage space, telephone point, wall mounted electric heater.

**OUTSIDE**

The property has a shared front lawn, a rear yard with store, and rear gate access to South Street, complemented by a grassed allotment area.

**STORE**

1.54m x 1.37m (5'0" x 4'5")

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

