



27a, Greenfield Road,
Middleton On The Wolds, YO25 9UL
£235,000



Total area: approx. 83.0 sq. metres (893.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

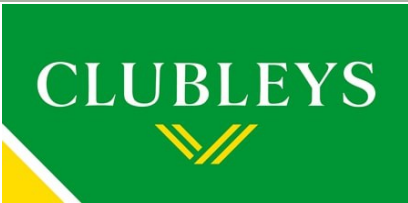
FREE VALUATIONS FOR SALE

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.

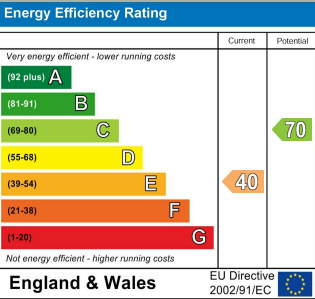
MORTGAGES

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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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.

Tucked away in the charming Wolds village of Middleton on the Wolds, this beautifully presented three-bedroom detached home offers stylish living with a true sense of privacy. Enjoy open views over fields, a stunning west-facing garden, and a light-filled dual-aspect kitchen with bi-fold doors that bring the outdoors in. Off the kitchen, you'll find a practical utility room and WC. With a cosy sitting room featuring a multifuel stove, three spacious bedrooms, a modern shower room, and beautifully landscaped gardens front and back, not to mention a driveway and detached garage. This home is the perfect countryside retreat. Don't miss your chance to view this exceptional property, book your viewing today!

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, stairs to first floor, laminate wood flooring, understairs cupboard, ceiling coving, radiator.

SITTING ROOM

4.10 x 3.60 (13'5" x 11'9")

Feature multi fuel stove, stone hearth, floating wooden mantle, laminate wood flooring, wall light points, T.V. aerial point, ceiling coving, radiator.

KITCHEN/DINER

5.22 x 3.00 (17'1" x 9'10")

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob, glass splashback, extractor hood over, 1.5 bowl sink unit, chrome mixer taps, integrated dishwasher, integrated fridge, recessed ceiling lights, ceiling coving, radiator, bi-fold doors to the garden.

UTILITY

PVC rear entrance door, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, tiled floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, chrome mixer taps, tiled splashback, tiled floor, chrome ladder style radiator, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, fitted cupboard, ceiling coving.

BEDROOM ONE

3.00m x 3.85m (9'10" x 12'7")

Ceiling coving, radiator.

BEDROOM TWO

3.00 x 3.34 (9'10" x 10'11")

Ceiling coving, radiator.

BEDROOM THREE

2.98 x 2.28 (9'9" x 7'5")

Radiator.

SHOWER ROOM

Three piece suite comprising low flush W.C., wash hand basin in vanity unit with chrome mixer taps,

large step in shower cubicle, wet wall panels, chrome ladder style radiator.

OUTSIDE

The rear garden provides a private oasis, featuring a gravelled area, a decked terrace, and a lawn with flowers and shrubs, all enclosed with fence boundaries and side-gated access. At the front, the gravelled space is adorned with established flower beds, while a side driveway offers ample parking and leads to a detached garage.

GARAGE

5.68 x 3.00 (18'7" x 9'10")

Up and over door, power and light, fixed shelving.

ADDITIONAL INFORMATION

Since ownership, the current owners have added additional cupboards in the kitchen, installed a multifuel stove, replaced the majority of windows and doors, landscaped the front garden, updated the shower room, and installed an underground calor gas tank.

SERVICES

The property is connected to mains water, electricity, and drainage. It is also equipped with LPG gas heating, supplied by an underground LPG tank.

APPLIANCES

No appliances have been tested by the Agent.

