



11, Millfield Garth,
Middleton On The Wolds, YO25 9UJ
£190,000



Total area: approx. 88.7 sq. metres (955.0 sq. feet)

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

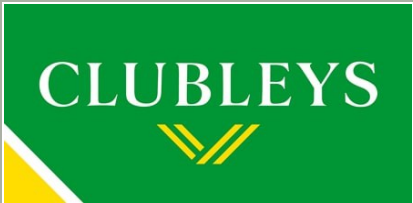
FREE VALUATIONS FOR SALE

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.

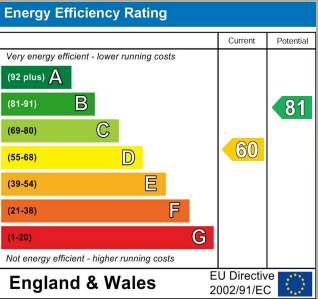
MORTGAGES

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.



Set in a lovely village with open views over fields to the rear, this double-fronted, mid-terrace home offers fantastic potential with its good-sized rooms and welcoming feel. The current owner has made positive changes, including opening up the spacious kitchen/diner, but the property is now ready for someone to make it their own. The dual-aspect sitting room is filled with natural light, while upstairs offers three well-proportioned bedrooms and a family bathroom. Outside, the rear garden boasts a seating area, a raised lawn with mature trees and shrubs, and a useful brick store, all with fenced boundaries and access to the front, where a lawned and gravelled garden welcomes you. With charm, space, and opportunity, this home is waiting for your vision.

Book your viewing today!
Tenure: Freehold. East Riding of Yorkshire Council BAND: A.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, stairs leading to the first floor.

SITTING ROOM

5.16m x 3.61m (16'11" x 11'10")
Laminate flooring, TV aerial point, ceiling coving, radiator.

KITCHEN DINER

5.16m x 4.56m max (16'11" x 14'11" max)
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, plumbing for automatic washer, eye level double oven, electric hob with extractor hood over, part tiled walls, tiled floor, radiator.

FIRST FLOOR ACCOMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

2.96m x 3.61m (9'8" x 11'10")
Radiator, fitted cupboard.

BEDROOM 2

2.71m x 4.17m (8'10" x 13'8")
Radiator, fitted cupboard.

BEDROOM 3

2.35m x 3.15m max (7'8" x 10'4" max)
Radiator, fitted cupboard.

BATHROOM

Three piece white suite comprising bath with shower over, low flush WC, pedestal wash hand basin, fitted cupboard, chrome heated towel rail, recessed ceiling lights.

OUTSIDE

Outside, the rear garden features a seating area leading to a raised lawn with mature trees, shrubs, and flowers, all enclosed by fencing and offering views over open fields. A useful brick store provides additional storage and houses the oil-fired central heating boiler. The front of the property is lawned and gravelled, with gated access.

ADDITIONAL INFORMATION

For the next five years, if the property is to be sold, it

must first be offered back to East Riding Council. After this period, this requirement no longer applies. This condition originally applied for ten years, with five years remaining. Solicitors will be able to confirm the exact dates.

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

