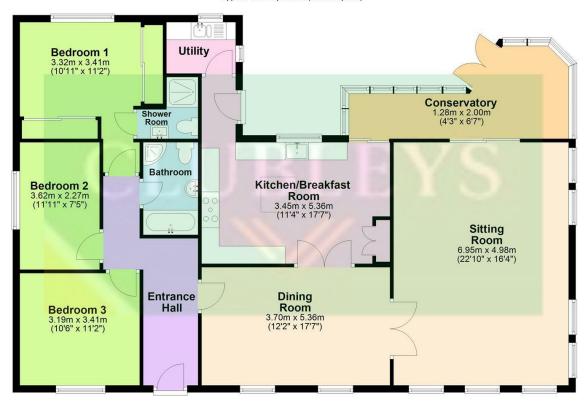
Ground Floor

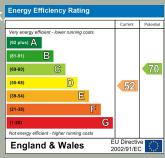


Total area: approx. 142.4 sq. metres (1532.9 sq. feet)



60 - 64 Market Place, Market Weighton, York YO43 3AL 01430 874000

mw@clubleys.com



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.



9, Pickering Park, Middleton On The Wolds, YO25 9TY £360,000





private jetty with seating, this exceptionally spacious three-bedroom detached bungalow offers generous living throughout, and a superb plot. Inside, the accommodation is impressively proportioned, featuring a welcoming entrance hall, a stunningly spacious dining room with oak flooring, and a bright, airy sitting room with a multifuel stove, perfect for family life and entertaining. The modern kitchen is complemented by a separate utility, and the conservatory provides a peaceful spot to enjoy views over the garden. All three bedrooms are well-sized, with the main bedroom benefitting from two fitted wardrobes (one with TV point and drawers, the other with a dressing leads to a good size lawned area surrounded by established trees, flowers, and shrubs, all backing onto the tranquil village pond. The plot also includes an insulated summer house with light and power, ideal for a home office, studio, or relaxation space. To the front, there's ample off-road parking on the spacious driveway and a detached double garage. The property also benefits from modern additions including an air source heat pump and an EV charger, making this a truly impressive home in both size and setting.

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

rightmove △

ZOOPLO





THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, ceiling coving, and access to the loft space, which is boarded and includes a ladder and light.

SITTING ROOM

6.95 x 4.98 (22'9" x 16'4")

Multifuel stove set on a tiled hearth, a radiator, ceiling coving, and a television point, with patio doors leading to the conservatory.

DINING ROOM

3.70 x 5.36 (12'1" x 17'7")

Engineered oak flooring, radiator, and ceiling coving. Double doors lead to the sitting room and kitchen.

KITCHEN

3.45 x 5.36 (11'3" x 17'7")

Fitted with a range of wall and base units, comprising quartz work surfaces, a ceramic sink unit, oven and hob with an extractor hood over, integrated dishwasher, and integrated fridge freezer. There is also a sliding door to the conservatory, a PVC rear entrance door, recessed ceiling lights, ceiling coving, and Velux window.

CONSERVATORY

1.28 x 2.00 (4'2" x 6'6")

Brick dwarf walls with PVC windows, a radiator, and fitted cupboards.

UTILITY ROOM

Wall and base units comprising work surfaces, a stainless steel sink unit, plumbing for an automatic washer, and a radiator

BEDROOM ONE

3.32 x 3.41 (10'10" x 11'2")

Two sets of fitted wardrobes; one includes a TV point and drawers behind the sliding doors, while the other features a dressing table. There is also a radiator and ceiling coving.

SHOWER ROOM

Three-piece white suite comprising a walk-in shower cubicle, a low flush WC, and a wash hand basin set in a vanity unit. Fully tiled walls, recessed ceiling lights, and a light tunnel.

BEDROOM TWO

3.62 x 2.27 (11'10" x 7'5")

Radiator, ceiling coving,

BEDROOM THREE

3.19 x 3.41 (10'5" x 11'2") Radiator, ceiling coving,

BATHROOM

Four-piece white suite comprising a step-in shower cubicle, a panelled bath with a mixer tap and shower attachment, a low flush WC, and a wash hand basin set in a vanity unit. Fully tiled walls, recessed ceiling lights, an extractor fan, and a Velux window.

OUTSIDE

Outside, the generous rear garden is paved and leads to a good size lawned area surrounded by established trees, flowers, and shrubs, all backing onto the tranquil village pond. The plot also includes an insulated summer house with light and power, ideal for a home office, studio, or relaxation space. To the front, there's ample off-road parking on the spacious driveway and a detached double garage.

The property has the benefit of an E.V. charger located to the front of the property.

GARAGE

Electric door and power and light.

ADDITIONAL INFORMATION

SERVICES

Air source heat pump, mains electricity, drainage and water.

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/broadbandcoverage. 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.











