



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

**CLUBLEYS**  
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**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	70
(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.



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



Enjoying a prime position at the end of a quiet cul-de-sac, with idyllic views over the village pond and its own 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 table) and an en-suite, alongside a stylish family bathroom. 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 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.



## 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/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.

