



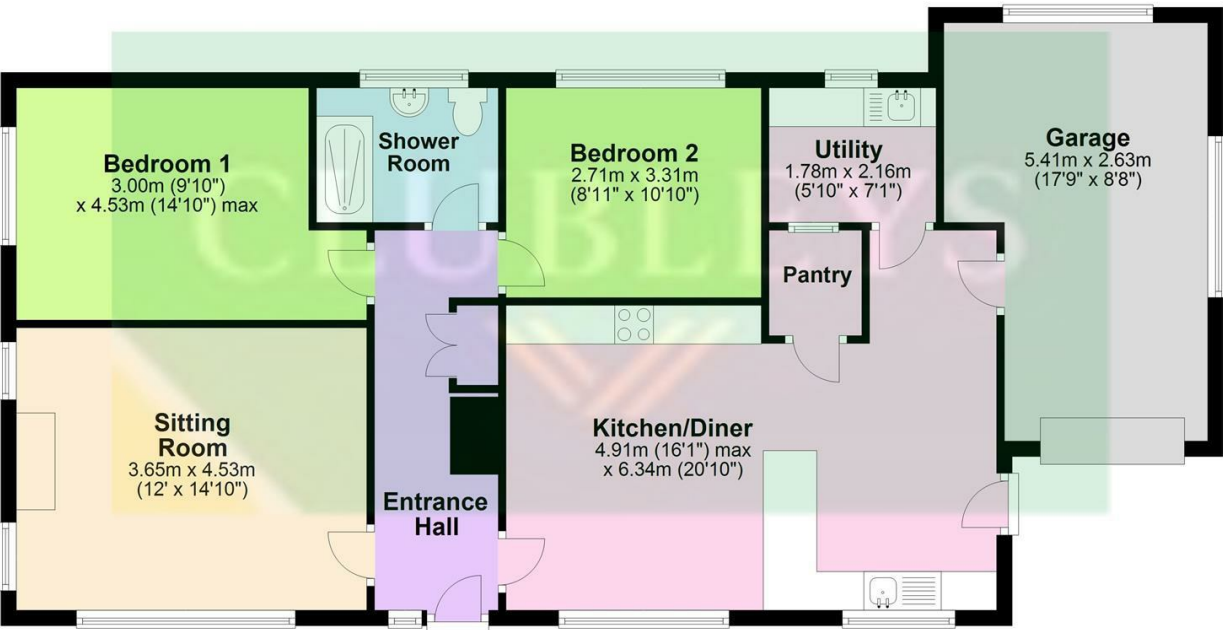
Woodside,
Middleton On The Wolds, YO25 9DF
Offers Over £325,000



Nestled in a truly rare and breath-taking location, this two bedroom detached bungalow offers an extraordinary opportunity to embrace a lifestyle surrounded by stunning, unspoiled views of the Yorkshire Wolds. Set within 0.29 acres, this property stands in a truly unique location and presents a once-in-a-lifetime chance to make it your own. Built in 1967 and cared for by the same owners ever since, this cherished home offers a warm and inviting atmosphere. At the heart of the property lies a spacious kitchen diner, where open views and the inviting glow of a multi-fuel stove create the perfect setting for family gatherings or quiet evenings. The kitchen also features an Everhot electric stove, a handy pantry, and access to both a utility room and an integral garage. From the entrance hallway, you'll find a welcoming sitting room with an open fire, two comfortable bedrooms, and a well-appointed family bathroom. The outdoor space is equally impressive, with lawned gardens that wrap around the property, bordered by mature hedging and trees for privacy. A shed and greenhouse add practical appeal, making this a haven for gardeners and outdoor enthusiasts alike. Combining timeless charm, comfort, and a truly unique location, this property offers an extraordinary lifestyle opportunity. Don't miss your chance to make it your own.

Ground Floor

Approx. 100.6 sq. metres (1082.7 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 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

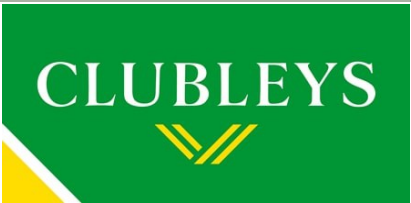
FREE VALUATIONS FOR SALE

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.

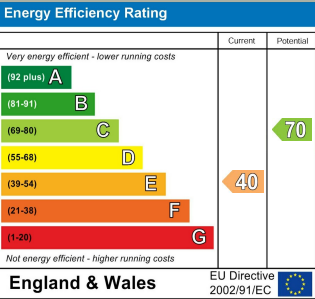
MORTGAGES

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.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, dado rail, radiator, fitted cupboard, access to loft space.

KITCHEN/DINER

4.91m max x 6.34m (16'1" max x 20'9")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, Everhot stove with extractor hood over, tiled floor, telephone point, multifuel stove with tiled inset and hearth and back boiler. Walk in pantry cupboard with fixed shelving and light. Door leading to the garage.

UTILITY

Fitted with base units, stainless steel sink unit, plumbing for automatic washing machine, tiled floor.

SITTING ROOM

3.65m x 4.53m (11'11" x 14'10")
Feature open fireplace with wood mantle and surround, radiator, TV aerial point.

BEDROOM ONE

3.00m x 4.53m max (9'10" x 14'10" max)
Electric wall heater.

BEDROOM TWO

2.71m x 3.31m (8'10" x 10'10")
Electric wall heater.

SHOWER ROOM

Three piece white suite comprising low flush WC, pedestal hand wash basin, large step in shower cubicle, fully tiled walls, tiled floor, extractor fan, ladder style radiator.

GARAGE

5.41m x 2.63m max (17'8" x 8'7" max)
Up and over door, power and light, security light.

OUTSIDE

The impressive outdoor space features lawned gardens that wrap around the property, bordered by mature hedging and trees for privacy. A shed and greenhouse add practical appeal, making this a haven for gardeners and outdoor enthusiasts alike.

ADDITIONAL INFORMATION

The vendor has advised that they are currently seeking clarification from the local council regarding whether any occupancy restriction applies to the property.

SERVICES

The property features a multifuel stove with a back boiler, providing heating for both hot water and the hallway radiator. The rest of the house is powered by electric heating. Additional utilities include mains water, with a septic tank located in the corner of the garden.

APPLIANCES

No appliances have been tested by the Agent.

