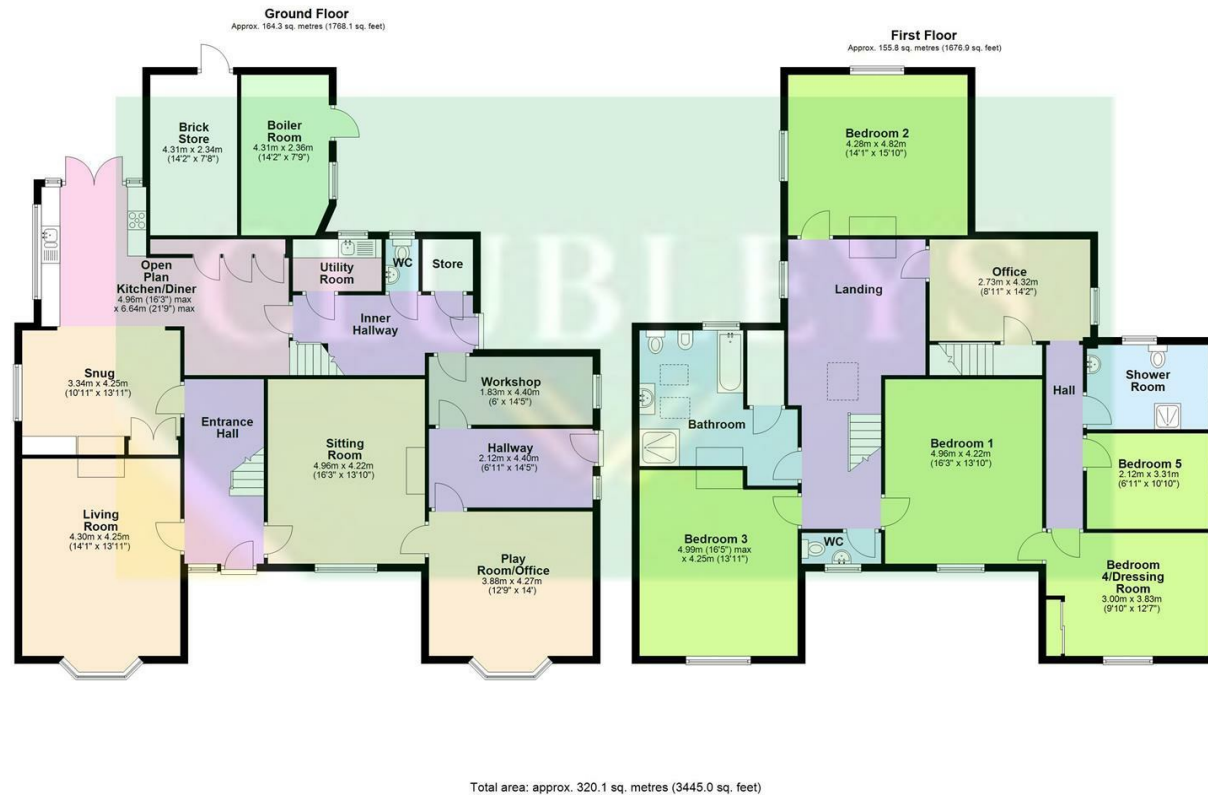




St Andrews Cottage, 1, Church Hill,
Middleton On The Wolds, YO25 9UG
£475,000



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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	
(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.

Offering immense potential for multi-generational living, a bed and breakfast, or an Airbnb venture (subject to obtaining any necessary planning consent), this stunning double-fronted detached period home, built in 1881 and thoughtfully extended over time, sits on an impressive wrap-around plot with mature gardens, gravelled seating areas, and a private driveway leading to a detached garage. Combining period charm with versatile, modern living space, this home is ideal for families seeking room to grow, or buyers looking to create a thriving hospitality business. Inside, the beautifully light and spacious open-plan kitchen is the heart of the home, featuring ample storage, generous worktops, a cosy snug with a wood-burning stove, and space for a family dining table. Three additional reception rooms provide flexibility for use as a living room, sitting room, playroom, or office. A practical rear hallway, utility room, cloakroom/WC, and workshop further enhance the ground floor. Upstairs, a spacious landing leads to five well-proportioned bedrooms, a separate office, a stylish five-piece bathroom with both bath and shower, and an additional shower room. The layout offers excellent potential for multi-generational families or guests, while still functioning perfectly as a single-family home. Externally, the generous wrap-around gardens, gravelled seating areas, side gated access, private driveway, and detached garage provide a superb setting for relaxing, entertaining, or enjoying outdoor activities.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, picture rail, radiator with cover, stairs leading to the first floor.

LIVING ROOM

4.25m x 4.30m (13'11" x 14'1")
Open fire with tiled inset and hearth and a wood surround, radiator, bay window.

SITTING ROOM

4.22m x 4.96m (13'10" x 16'3")
Open fire, radiator, ceiling coving.

PLAY ROOM/OFFICE

3.88m x 4.27m (12'8" x 14'0")
Bay window, fitted cupboard, radiator with cover, ceiling coving, picture rail.

OPEN PLAN KITCHEN DINER & SNUG

4.96m max x 6.64m max (16'3" max x 21'9" max)
Fitted with a range of base units, comprising work surfaces, 1.5 ceramic sink unit, integrated dishwasher, eye level electric oven, bottle gas hob, extractor hood over oven, pull out larder unit, recess ceiling light, vertical radiator, french doors to the garden, radiator, stairs leading to the first floor. Log burning stove with fitted cupboards to alcove.

REAR HALLWAY

2.15m x 5.02m (7'0" x 16'5")
Rear entrance door, radiator, ceiling coving.

UTILITY

Fitted with base units, stainless steel single drain sink unit, plumping for automatic washing machine, radiator.

WC

0.89m x 1.36m (2'11" x 4'5")
Two piece white suite comprising with low flush WC, wash hand basin, part paneled wall.

STORE

WORKSHOP

1.83m x 4.40m (6'0" x 14'5")
Fitted base units.

HALLWAY

2.12m x 4.40m (6'11" x 14'5")
Side entrance door, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

3.69m x 3.86m (12'1" x 12'7")
Radiator, telephone point, picture rail, Vulex windows.

BEDROOM 1

4.96m x 4.22m (16'3" x 13'10")
Radiator, telephone point.

BEDROOM 2

4.82m x 4.28m (15'9" x 14'0")
Radiator, floor to ceiling window.

BEDROOM 3

4.99m x 4.25m (16'4" x 13'11")
Radiator, picture rail.

BEDROOM 4

3.83m x 3.00m (12'6" x 9'10")
Radiator.

BEDROOM 5

2.12m x 3.31m (6'11" x 10'10")
Radiator.

OFFICE

2.93m x 3.86m (9'7" x 12'7")
Wooden flooring, radiator, access to roof space.

BATHROOM

2.92m x 4.25m (9'6" x 13'11")
Five piece white suite comprising white panel bath, low flush WC, step in shower cubicle, wash hand basin, bidet, two Velux windows, access to roof space, heated towel rail, radiator, airing cupboard housing hot water cylinder.

SHOWER ROOM

1.84m x 3.32m (6'0" x 10'10")
Three piece white suite comprising step in shower, low flush WC, pedestal wash hand basin, radiator, access to roof space.

WC

1.06m x 2.15m (3'5" x 7'0")
Two piece coloured suite, comprising low flush WC, wash hand basin, fitted cupboard.

OUTSIDE

The generous wrap-around garden features gravelled seating areas, lawned sections, and a variety of established shrubs and trees, all enclosed by fencing and a charming front boundary wall with steps up. A driveway provides ample parking alongside a detached garage and useful brick stores.

GARAGE

4.70m x 4.64m (15'5" x 15'2")
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. The heating is a biomass boiler.

APPLIANCES

No appliances have been tested by the agent.

