

CLUBLEYS



Swan House, Station Road,  
Middleton On The Wolds, YO25 9UQ  
Offers Over £540,000



## ABOUT THE PROPERTY

This exceptional five-bedroom detached family home offers beautifully balanced and versatile accommodation, designed for modern family living. At its heart is a spacious open-plan kitchen/family room, perfect for dining, relaxing, and entertaining, complemented by a bright, dual-aspect sitting room with an open fire and bi-fold doors opening onto the landscaped rear garden. The ground floor also includes a rear entrance currently used as a pantry, a recently fitted utility, and a further reception room ideal as a home office or playroom. The welcoming entrance hall features elegant limestone tiled flooring, stairs to the first floor, and a cloakroom. Upstairs, a generous landing provides access to five well-proportioned bedrooms, with the main bedroom enjoying a dressing room and en-suite, a second en-suite for bedroom two, three further bedrooms, and a modern family bathroom. Outside, the rear garden has been landscaped with paved seating areas, a lawn, flower and tree borders, and a workshop/gym. The front offers gated access, a gravel driveway with access to the garage featuring an electric door, and a lawned area with hedged boundaries for privacy. Additional benefits include new windows and doors, shutters on most windows, fresh carpets and decoration, and a seamless, easy-flowing layout throughout.

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







## LOCATION

Middleton on the Wolds is a highly picturesque and sought-after rural village in East Yorkshire, offering the perfect balance of countryside living and accessibility. Situated approximately 5 miles from Market Weighton and around 9 miles from Beverley, the village enjoys excellent commuter connections to Driffield, Hull, York and the M62 motorway, making it ideal for those needing to travel further afield. Surrounded by the rolling Yorkshire Wolds and with easy access to the Wolds Way, the area is particularly attractive to walkers and outdoor enthusiasts. Despite its peaceful setting, Middleton on the Wolds benefits from a strong local community and is well placed for a range of popular nearby pubs and restaurants, including the renowned Star at North Dalton, as well as convenient access to the East Coast.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, limestone-tiled flooring, radiator, recessed ceiling lights, and stairs leading to the first floor with a cupboard underneath.

### CLOAKROOM

Two-piece white suite comprising a low-flush WC, pedestal wash hand basin, radiator, limestone-tiled floor, and extractor.

### SITTING ROOM

7.37m x 3.95m (24'2" x 12'11")

Dual-aspect sitting room with an open fire featuring a decorative tiled surround and tiled hearth, wooden surround and mantel, wall light points, two radiators, and bi-fold doors to the rear.

### OPEN PLAN KITCHEN/DAY ROOM

7.53m max x 5.20m max (24'8" max x 17'0" max)

Fitted with a range of wall and base units with granite work surfaces, a 1.5-bowl stainless steel sink unit, extractor hood, integrated fridge, integrated dishwasher, radiator, and tiled flooring (with underfloor heating in the seating area), along with bi-fold doors leading to the rear garden.

### REAR ENTRANCE/PANTRY

Side entrance door, recessed ceiling lights, tiled flooring with underfloor heating, and shelving currently used as a pantry.

### UTILITY ROOM

3.25m x 1.74m (10'7" x 5'8")

Recently fitted floor to ceiling cupboards with stacked washer and drier space with pull out shelf, tiled floor, extractor fan, recessed ceiling lights, radiator, side

### OFFICE/PLAY ROOM

3.28m x 3.25m (10'9" x 10'7")

Limestone flooring, two fitted cupboards, radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Radiator, recessed ceiling lights, cupboard housing the hot water cylinder, and access to the loft space with a ladder, light, and boarded flooring.

### BEDROOM 1

5.20m x 3.58m (17'0" x 11'8")

Radiator, fitted cupboard, recessed ceiling lights, and walk-in wardrobe.

### EN-SUITE

Three-piece white suite comprising a walk-in shower cubicle with a rainfall shower, low-flush WC, wash hand basin with vanity unit underneath, chrome heated towel radiator, tiled floor, recessed ceiling lights, and extractor fan.

### BEDROOM 2

3.95m x 3.63m (12'11" x 11'10")

Radiator, fitted wardrobe to one wall.

### EN-SUITE

Three-piece white suite comprising a step-in shower cubicle, pedestal wash hand basin, low-flush WC, chrome heated towel rail, part-tiled walls, recessed ceiling lights, and tiled floor.

### BEDROOM 3

3.95m x 2.90m (12'11" x 9'6")

Radiator, fitted shelves cupboard.

### BEDROOM 4

3.24m x 2.80m (10'7" x 9'2")

Radiator.

### BEDROOM 5

3.26m x 2.57m (10'8" x 8'5")

Radiator, fitted shelves cupboard.

### BATHROOM

Four-piece white suite comprising a step-in shower cubicle, panelled bath, low-flush WC, wash hand basin set in a vanity unit, part-tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights, and extractor fan.

### OUTSIDE

To the front, gated access leads to a gravel driveway with ample parking and access to the garage with an electric door, complemented by a lawned area and hedged boundaries for privacy. The landscaped rear garden features paved seating areas, a generous lawn, and attractive flower and tree borders, creating an ideal space for outdoor entertaining and relaxation. A workshop/gym adds useful versatility to the outdoor space.

### GARAGE

7.08 x 2.91 (23'2" x 9'6")

Electric door, power and light.

### WORKSHOP/GYM

4.45m x 2.91m (14'7" x 9'6")

Power and light, side personal door.

### ADDITIONAL INFORMATION

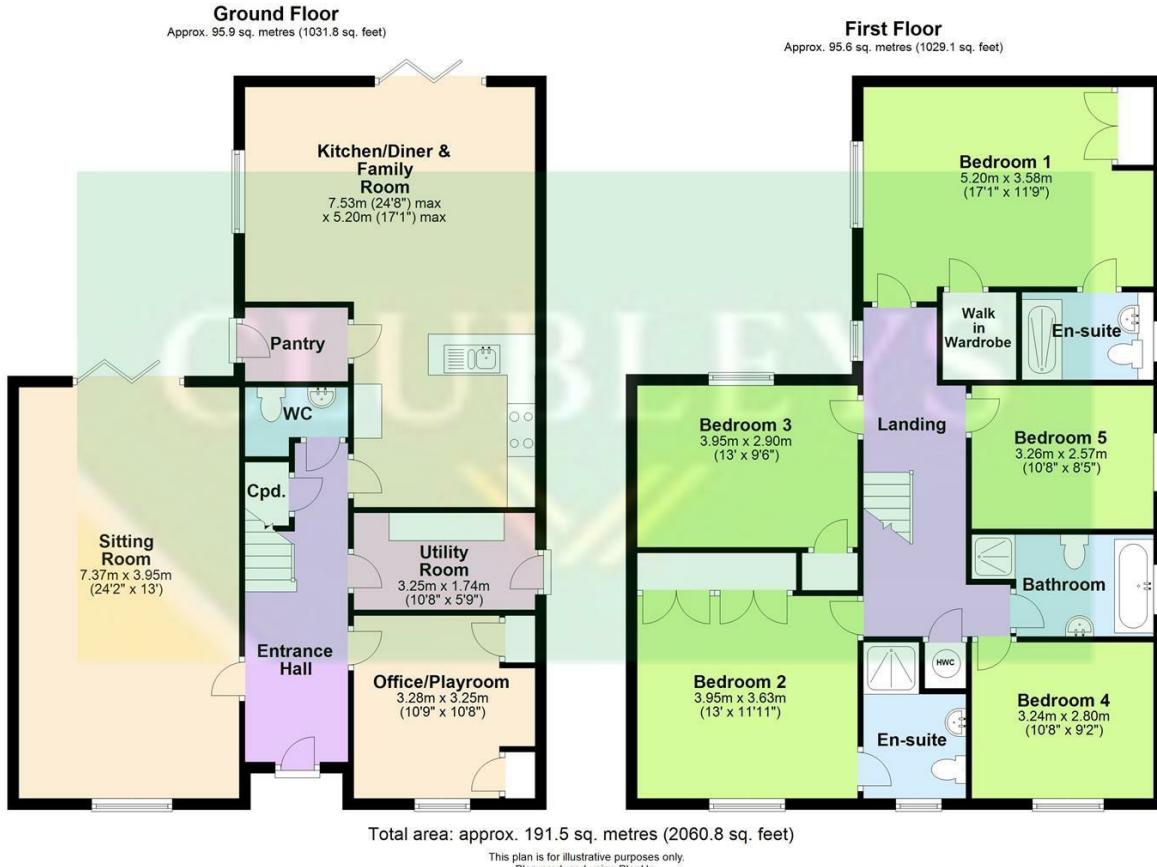
#### SERVICES

Mains water, oil, electricity, and drainage, with gas supplied to the oven via bottles.

#### APPLIANCES

No appliances have been tested by the agent.





#### 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.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.

#### 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](mailto: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.

#### 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.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(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.