



Haydon Croft Main Street | Middleton. YO18 8PA

BoultonCooper

BC  
Est. 1801



## Haydon Croft Middleton

Haydon Croft is a delightful detached property occupying a very pleasant secluded position situated within this popular village of Middleton.

The deceptively spacious and immaculately presented accommodation includes light and airy reception area, open plan living space including bespoke fitted kitchen, dining area and sitting room; lovely conservatory overlooking the garden, utility, master bedroom suite including bedroom, dressing room and en suite shower room; further bedroom and bathroom on the ground floor with two further bedrooms and shower room on the first floor.

Externally a driveway leads to block paved drive, turning area and Garage; the mature gardens comprise an attractive decked area providing pleasant dining/sitting out area, gravelled pathways with beds containing a wealth of flowering plants, bushes, shrubs and trees.

Middleton lies a short distance to the West of Pickering; facilities within the village include village hall, pub, post office and tea rooms, parish church and filling station with mini market. The wider commercial facilities are available within the market town of Pickering.

**Guide Price £495,000**

### Accommodation Comprises

#### Covered entrance porch

With quarry tiled floor gives access to upvc double glazed front door opening into:

#### Light and airy reception hallway

With stairs to first floor landing, understairs storage cupboard, wine rack, central heating radiator and coving to ceiling.

#### Open plan sitting room/dining room/kitchen

**SITTING ROOM** with feature stone fireplace incorporating hearth, electric fire, double glazed bay window to the front elevation, double glazed window to the side elevation, modern wall mounted vertical radiators, coving to ceiling, **DINING AREA** with double doors leading through to the sun room/conservatory.

Bespoke fitted **KITCHEN** comprising Belfast sink set within granite work surfaces with drainer and mixer tap over, further granite work surfacing with granite splash backs, extensive range of wall and base units incorporating drawer compartments, display cabinets, lighting, range oven with six ring hob and wok burner, tiled flooring, built in cupboard housing wall mounted boiler, **PANTRY**, double glazed window to the side elevation, door to rear porch.

#### Rear Porch

With tiled flooring and door to outside.

#### Cloakroom

Being re-fitted with a modern suite comprising low flush w.c, wash hand basin with mixer tap over, tiled splash backs, tiled flooring, heated towel rail, double glazed window.

#### Sun Room/Conservatory

With double glazed french doors opening onto the deck area, pitched roof, double glazed windows, central heating radiator.

#### Master Suite

Comprising double glazed bay window to the front elevation, modern vertical radiator. **DRESSING AREA** with hanging space and drawers, spot lighting.

#### Luxury En Suite

Large shower cubicle with shower unit, wash hand basin with cupboard below and mixer tap over, low flush w.c., ladder style towel rail, partial wall tiling, spot lighting, double glazed window.

#### Guest Bedroom

With double glazed bay window to the side elevation, central heating radiator,



### Ground Floor Bathroom

Comprising panelled bath, shower rose, wash hand basin with mixer tap over, low flush w.c., radiator with towel rail, double glazed window and partial wall tiling.

### First floor

#### Galleried Landing

With central heating radiator, double glazed velux window.

#### Bedroom Three

With two double glazed velux windows, central heating radiator and under eaves storage.

#### Bedroom Four/Study

With two double glazed velux windows, central heating radiator, fitted wardrobes and desk/work area, access to roof space.

### Shower Room

Comprising shower cubicle with shower unit having wall boarding, wash hand basin with cupboard below and mixer tap over, low flush w.c., partial wall tiling, double glazed velux window, spot lighting, extractor fan and chrom heated towel rail.

### Outside

Attractive gardens, long block paved driveway leads down to the property and parking area. GARAGE with electric door, light and power, original garage conversion into the UTILITY/HOBBY ROOM with single drainer sink unit and mixer tap over, rolled edge work

surfaces, base units, plumbing for automatic washing machine and double glazed window. Additional timber frame STORAGE AREA within the utility room.

Beautiful gardens with deck area leading from the sun room/conservatory, gravelled areas, raised beds, flower/shrubbery borders and various other trees and shrubs. Additional gravelled area with beds and box hedging, pathway to the rear leads to the side garden with brick edged flower/shrubbery beds, enclosed bedding areas for herbs and roses, block paved patio area, archway with climbing rose, lavender beds, mature trees, various established fruit trees and GREENHOUSE.

### Services

Mains electricity, gas, water and drainage are connected.





**VIEWING**


By telephone appointment with the Agents. Tel: 01751 472724.

**COUNCIL TAX BAND**

Band D

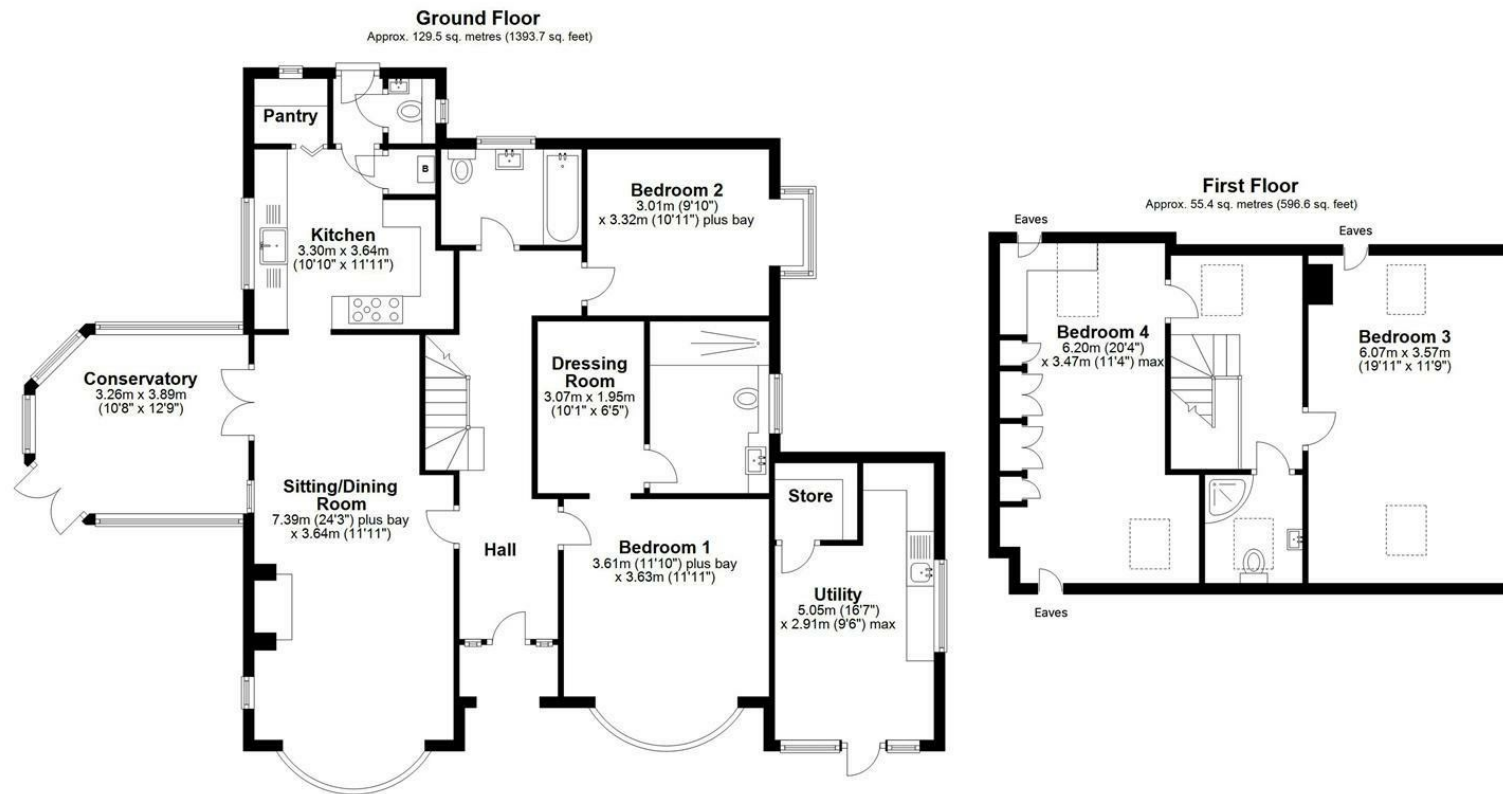
**ENERGY PERFORMANCE RATING**

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# Haydon Croft Main Street I



Total area: approx. 184.9 sq. metres (1990.3 sq. feet)  
**Haydon Croft, Middleton**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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