

Approximate total area:  
349 sq ft  
32.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05  
"3C Standard". Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360

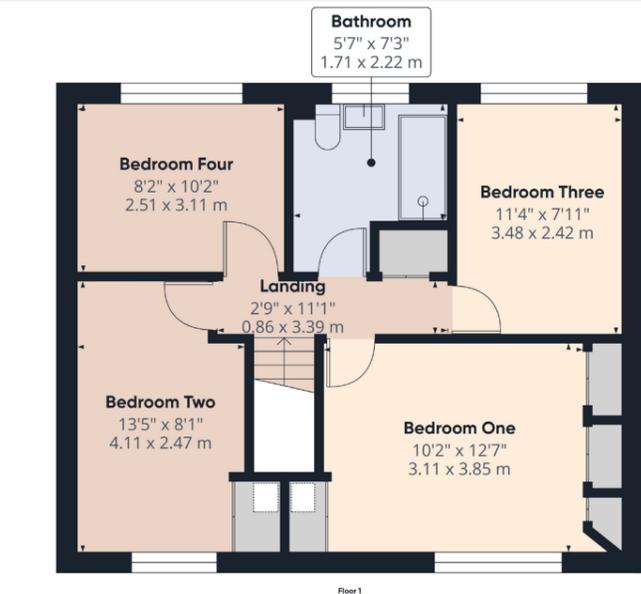


Approximate total area:  
525 sq ft  
48.5 m<sup>2</sup>

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DIRAFPE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Asking Price**  
**£280,000**

**1 Orchard Drive,**  
**Middleton, YO25 9UW**

**SERVICES**  
Oil fired central heating, mains water, electric and sewerage.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**Dee Atkinson & Harrison**



# 1 Orchard Drive, Middleton On The Wolds, YO25 9UW

**DESCRIPTION**

1 Orchard Drive is a very well presented four double bedroom detached property. The current vendors have maintained it throughout to a great standard and the property stands proudly on a fabulous plot. Located in a quiet village, the property would suit a variety of potential buyers who are looking for a spacious home. Externally, the garden is offers an abundance of privacy whilst being beautifully landscaped making it the perfect space to enjoy the outdoors. Viewings are recommended!  
The property briefly comprises:- entrance hall, lounge, dining room, WC, kitchen/breakfast area, utility room, office, first floor landing with four bedrooms, family bathroom, rear garden and off street parking.

**LOCATION**

Conveniently located between Market Weighton, Beverley and Driffield on the A614, less than 10 miles from each with good commuting links to the East Coast, York, Hull and the M62 motorway. St Andrews Church sits in a commanding position just off of the main road and is a major landmark in the village. Middleton on the Wolds CE Primary School has an ofsted rating as 'Good' and has pre-school facilities. Tennis, football, cricket, indoor and outdoor bowls clubs are hosted in the village. Other facilities also include a Post Office, Church & Chapel, public house and pizza takeaway.



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 17'3 (5.28m) x 5'10 (1.80m)**  
Door and window to the front aspect, dado rail, stairs leading to the first floor landing, understairs cupboard, radiator and power points.

**LOUNGE- 22'0 (6.72m) x 11'3 (3.45m)**  
A spacious and bright living area with sliding doors to the rear aspect leading out to the garden, window to the front aspect, coving, dado rail, open fireplace with stone surround and hearth, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 8'4 (2.55m) x 11'0 (3.36m)**  
Leading on from the lounge is a dining space which could be separate from the living area. Boasting a window to the rear aspect, coving, dado rail, fitted carpets, radiator and power points.

**WC- 3'0 (0.92m) x 4'11 (1.52m)**  
Opaque window to the side aspect, coving, tiled splash back, low flush WC, wall mounted sink and fitted carpet.

**KITCHEN/BREAKFAST AREA- 16'0 (4.88m) x 7'10 (2.41m)**  
Window to the front aspect, inset spotlights, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, integrated dishwasher, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

**UTILITY ROOM- 9'2 (2.80m) x 7'11 (2.42m)**  
Door to the side aspect, oil fire boiler, plumbing for washing machine, space for additional white goods, fitted carpets, radiator and power points.

**OFFICE- 6'6 (2.00m) x 7'6 (2.30m)**  
Converted garage which would be ideal as a

home office or play room with window to the front and side aspect, fitted carpets, radiator and power points.

**FIRST FLOOR LANDING- 2'9 (0.86m) x 11'1 (3.39m)**  
Dado rail, fitted cupboard fitted carpets and power points.

**BEDROOM ONE- 10'2 (3.11m) x 12'7 (3.85m)**  
Window to the front aspect, coving, built in cupboards, fitted carpets, radiator and power points.

**BEDROOM TWO- 13'5 (4.11m) x 8'1 (2.47m)**  
Window to the front aspect, built in cupboards, fitted carpets, radiator and power points.

**BEDROOM THREE- 11'4 (3.48m) x 7'11 (2.42m)**  
Window to the rear aspect, coving, fitted carpets, radiator and power points.

**BEDROOM FOUR- 8'2 (2.51m) x 10'2 (3.11m)**  
Window to the rear aspect, coving, fitted carpets, radiator and power points.

**BATHROOM- 5'7 (1.71m) x 7'3 (2.22m)**  
Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, large shower, tiled flooring and heated towel rail.

**GARDEN**  
North facing garden which is immaculate and benefits from being mainly laid with lawn, patio area to the immediate rear, garden storage shed, timber fencing, planted flower and shrubs with gated side access. There are also steps up to the house leading into the living/dining area.

**PARKING**  
Off street parking for two cars.