

10 MIDDLEFIELD CLOSE WEAVERTHORPE



A lovely two-bedroom detached bungalow in a peaceful setting, with good-sized, south-facing garden backing onto open fields.

Entrance lobby, hall, sitting room, conservatory, kitchen,
two bedrooms, shower room.

Upvc double-glazing & electric heating.

Gravelled driveway & single garage with electric roller shutter door.

Pretty, south-facing gardens with timber summerhouse & garden store.

Views across open fields to the rear.

GUIDE PRICE £249,950

This detached two-bedroom bungalow enjoys a lovely position at the head of a quiet cul de sac in this popular Yorkshire Wolds village, and backs onto open fields.

The property offers nicely appointed and updated accommodation which totals almost 700sq.ft and comprises entrance lobby, hall, sitting room, conservatory, kitchen, two bedrooms and a shower room. All windows are uPvc double-glazed and there is electric heating throughout. A gravelled driveway leads to a single garage with electric roller shutter door, but one of the most appealing aspects of the property is its delightful garden which enjoys a southerly aspect and a high degree of privacy.

Weaverthorpe is one of the villages along the Great Wold Valley that runs between the villages of Duggleby and Foxholes. The villages of the valley often join together for community events and celebrations. The market town of Malton is located approximately 13 miles to the west and provides a good range of local facilities. Primary schooling is available in the nearby village of West Lutton, and there is also a daily bus service to Malton.

ACCOMMODATION

ENTRANCE LOBBY

Glazed inner door to the hall. Fuse box.

HALL

Coving. Loft hatch with pull-down ladder. Coat hooks. Electric night storage heater.

KITCHEN

3.0m x 2.7m (9'10" x 8'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit and an electric cooker with two ovens and four ring hob with extractor hood. Automatic washing machine point. Coving. Telephone point. Casement window to the front.



SITTING ROOM

5.0m x 3.3m (16'5" x 10'10")

Gas fire with painted surround. Coving. Dado rail. Television point. Casement window to the rear and French doors opening into the Conservatory. Electric night storage heater.



CONSERVATORY

3.2m x 2.5m (10'6" x 8'2")

French doors to the rear garden. Electric night storage heater.



BEDROOM ONE (currently used as a studio)

3.3m x 3.3m (10'10" x 10'10")

Coving. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the rear. Electric night storage heater.



BEDROOM TWO

3.0m x 2.7m (9'10" x 7'7")

Coving. Casement window to the front. Electric night storage heater.



SHOWER ROOM

2.1m x 1.8m (6'11" x 5'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Fully tiled walls. Shaver point. Casement window to the front. Heated towel rail.

OUTSIDE

The property is set behind a low maintenance front garden; at the rear, a paved terrace spans the back of the bungalow, with steps leading down to a good-sized area of lawn, featuring several fruit trees, a variety of shrubs, complimented by a timber summer house, and borders open fields. A gravelled driveway leads to a single garage.

SINGLE GARAGE

4.7m x 2.5m (15'5" x 8'6")

Electric roller shutter door. Personnel door to the side. Loft storage space. Electric light and power.

GARDEN STORE

2.5m x 1.9m (max) (8'2" x 6'3")

Electric light and power.

SUMMER HOUSE

2.7m x 2.4m (max) (8'10" x 7'10")



GENERAL INFORMATION

Services: Mains water, electricity and drainage. Electric heating.

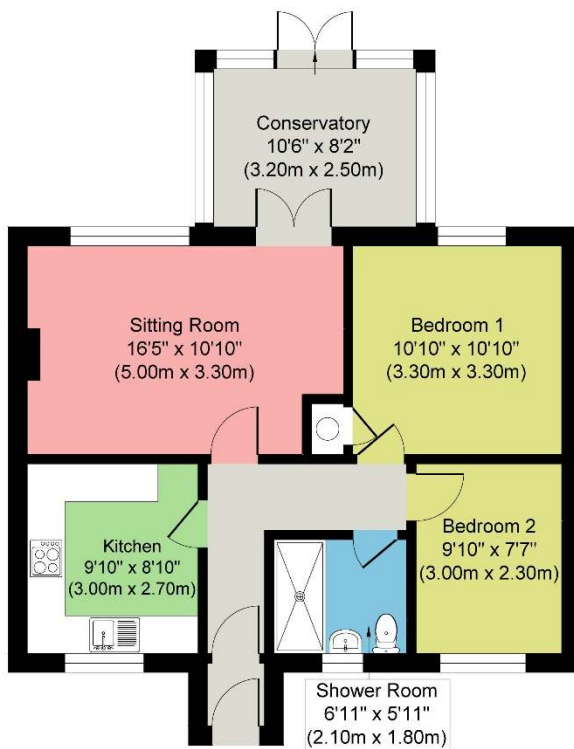
Council Tax: Band: C (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

EPC Rating: Current: E46. Potential: B86.

Post Code: YO17 8EJ.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



Ground Floor
Approximate Floor Area
694 sq. ft
(64.49 sq. m)



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.