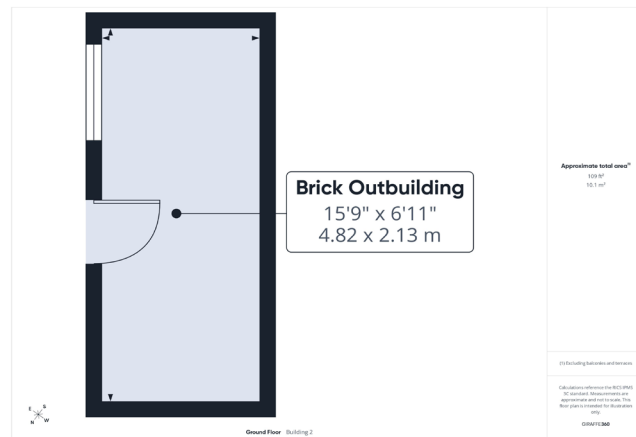
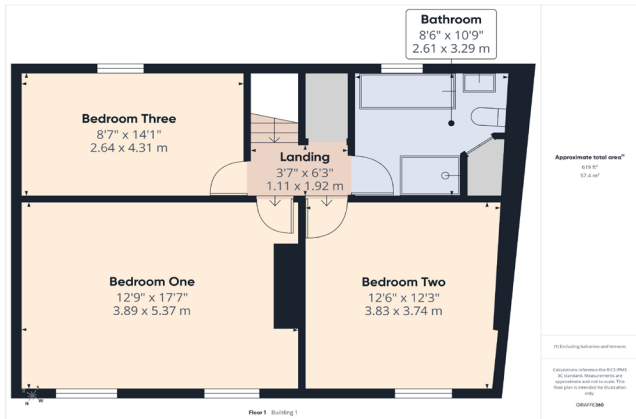
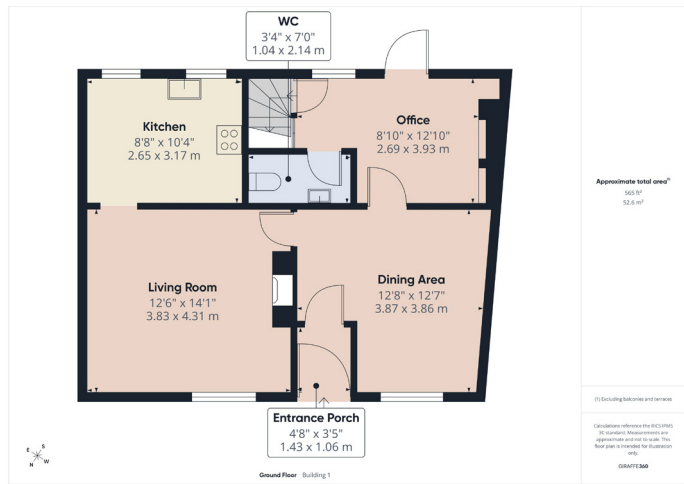




SERVICES
Understood to be connected to mains water, electric and drainage. Heating throughout the house is electric.

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.



Offers In Region Of £245,000

29 Front Street, Middleton-On-The-Wolds, YO25 9UA



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



29 Front Street, Middleton-On-The-Wolds, YO25 9UA

DESCRIPTION

A fantastic opportunity to purchase a charming country-style cottage, offering a warm and welcoming feel from the moment you step through the door. 29 Front Street combines character and charm with spacious and versatile accommodation, making it an ideal home for a variety of buyers looking for a property that is ready to move into. The property boasts three generous double bedrooms, three reception rooms offering flexibility for a range of uses, and naturally light interiors throughout. There is also further potential to enhance and extend the property, subject to the necessary planning permissions, creating additional accommodation. Situated in a popular commuter village, the property offers the perfect balance of rural living and convenience, with surrounding towns and local amenities within easy reach. The property briefly comprises:- entrance hall, dining room, lounge, kitchen, office, WC, first floor landing with three double bedrooms, family bathroom, large rear garden with outbuilding and on 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 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 & public house and pizza takeaway.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 4'8 (1.43m) x 3'5 (1.06m)

Door to the front aspect and vinyl flooring.

DINING ROOM- 12'8 (3.87m) x 12'7 (3.86m)

Currently used as a dining room with window to the front aspect, wood effect laminated flooring, radiator and power points.

LOUNGE- 12'6 (3.83m) x 14'1 (4.31m)

Cosy living area with window to the front aspect, log burner with stone hearth and mantel piece, wood effect laminated flooring, radiator, TV point and power points.

KITCHEN- 8'8 (2.65m) x 10'4 (3.17m)

A modern shaker style kitchen with windows to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, integrated washing machine, integrated dishwasher, space for fridge/freezer, electric oven with electric hob and extractor hood, tiled flooring and power points.

OFFICE- 8'10 (2.69m) x 12'10 (3.93m)

Door and window to the rear aspect, built in shelving, tiled flooring, radiator and power points.

WC- 3'4 (1.04m) x 7'0 (2.14m)

Fully tiled walls, low flush WC, sink with pedestal, vinyl flooring and extractor fan.

FIRST FLOOR LANDING

Built in storage cupboards with shelving and fitted carpets.

BEDROOM ONE- 12'9 (3.89m) x 17'7 (5.37m)

Fantastic size double bedroom with windows to the front aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 12'6 (3.83m) x 12'3 (3.74m)

A secondary double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 8'7 (2.64m) x 14'1 (4.31m)

A third double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 8'6 (2.61m) x 10'9 (3.29m)

A traditional style bathroom with opaque window to the front aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, free standing roll top bath with shower attachment, large fully tiled walk in shower, built in storage cupboard housing the water tank, vinyl flooring, heated towel rail and extractor fan.

GARDEN

A fabulous south-facing garden enjoying plenty of sunshine, with a spacious patio area immediately to the rear of the property, Beyond this is a well-maintained lawn, with a variety of established shrubs and colourful flowers. Further along, a separate fenced area provides great space for a vegetable plot, alongside a timber garden shed. The garden is fully enclosed and secure, with gated side access.

OUTBUILDINGS

Two handy outbuildings which are brick built, one currently used as a utility room which houses the tumble dryer and power. The other is great for additional storage.

PARKING

On street parking.