



13 Front Street  
Middleton-on-the-Wolds  
YO25 9UA

ASKING PRICE OF

**£285,000**

**2 Bedroom Detached Bungalow**



Kitchen/Dining Area



2



2



1



Double Garage &  
Off Road Parking



LPG Central Heating

## 13 Front Street, Middleton-on-the-Wolds, YO25 9UA

**Successfully combining a secluded position which is tucked away from the road, extensive parking and double garage plus a contemporary layout, this bungalow REALLY DOES STAND OUT FROM THE CROWD !**

The bungalow has a rather deceptive façade which perhaps hides what is a wealth of well planned accommodation within. The main living space is contemporary and open plan featuring a kitchen with dining area and living room having a solid fuel stove. An inner hall leads to, what feels like a secondary part of the bungalow, and features two large double bedrooms, house bathroom and second WC/Utility.

It is perhaps externally where the bungalow offers something a little different, there is extensive parking and this space is certainly suitable for vehicles such as a caravan or motorhome plus additional cars. The garage is not only a double in proportion, it is also enlarged vertically to create ample storage

on a higher level. The gardens are hugely delightful with an attractive area to the front that perfectly frames the bungalow itself and a secluded additional area of garden to the rear along with a paved patio.

### MIDDLETON-ON-THE-WOLDS

The A614 dips and rises as it passes through the main street of this pretty Wolds village. Prominently located on rising ground, the Parish Church of St. Andrew, though restored in 1874, still possesses the original 13th Century Chancel. The Church is situated adjacent to the Robin Hood Public House. With an active recreation ground and primary school, this family orientated village is ideally situated for the commuter.



Kitchen



Dining Area



Lounge



Hallway

## Accommodation

### ENTRANCE PORCH

6' 11" x 6' 3" (2.11m x 1.91m)

A large entrance porch to the bungalow, well lit by multiple windows and having a tiled floor. Radiator.

Door into:

### KITCHEN/DINING AREA

23' 8" x 12' 9" (7.23m x 3.90m)

Extensively fitted with a wealth of modern kitchen units including base and wall mounted cupboards finished with contemporary Shaker-style doors and the base cupboards being topped with a quartz worktop. Feature Belfast sink with integrated draining facilities within the worktop. Integrated appliances including fridge/freezer, washing machine and dishwasher. Space and provision for a Range style cooker. Stoves extractor canopy over. Recessed spotlights and an engineered wooden floor leading throughout the main living area.

### LOUNGE

16' 9" x 11' 1" (5.12m x 3.39m)

With a side window and feature fireplace having a solid fuel stove in situ. Radiator.

### INNER HALLWAY

20' 1" x 3' 8" (6.13m x 1.13m)

Two radiators. Doors leading into principal rooms.

### CLOAKROOM/WC/UTILITY

With bracket wash hand basin, low level WC and range of cupboards. Wall mounted boiler. Laminate flooring. Radiator.

### BATHROOM

10' 11" x 7' 7" (3.35m x 2.32m)

A large suite with feature free-standing bath having claw feet, low level WC and pedestal wash hand basin. Large walk-in shower plus built-in storage cupboard. Fully tiled walls and heated towel radiator.

### BEDROOM 1

14' 6" x 11' 3" (4.42m x 3.44m)

With rear facing window. Radiator.

### BEDROOM 2

12' 5" x 11' 10" (3.81m x 3.62m)

With patio doors leading out onto the garden. Built-in range of wardrobes. Radiator.



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom

**OUTSIDE**

The property stands back from the road in a secluded setting with a private vehicle access leading to a good sized expanse of hardstanding with parking for multiple vehicles, including caravan or motorhome plus a large double garage.

The immediate frontage of the property benefits from landscaped gardens, whilst to the rear is a paved area of patio having steps leading up to another area that is predominantly lawned whilst also having side borders and an attractive area with pergola.

**GARAGE**

17' 0" x 15' 8" (5.19m x 4.79m)  
A good sized double garage enlarged vertically to create ample storage on a higher level. Power and lighting.

**CENTRAL HEATING**

The property benefits from LPG gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

**TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

**SERVICES**

Mains water, electricity and drainage connected.

**COUNCIL TAX**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

Rating E.

**NOTE**

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

**VIEWING** Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Garden



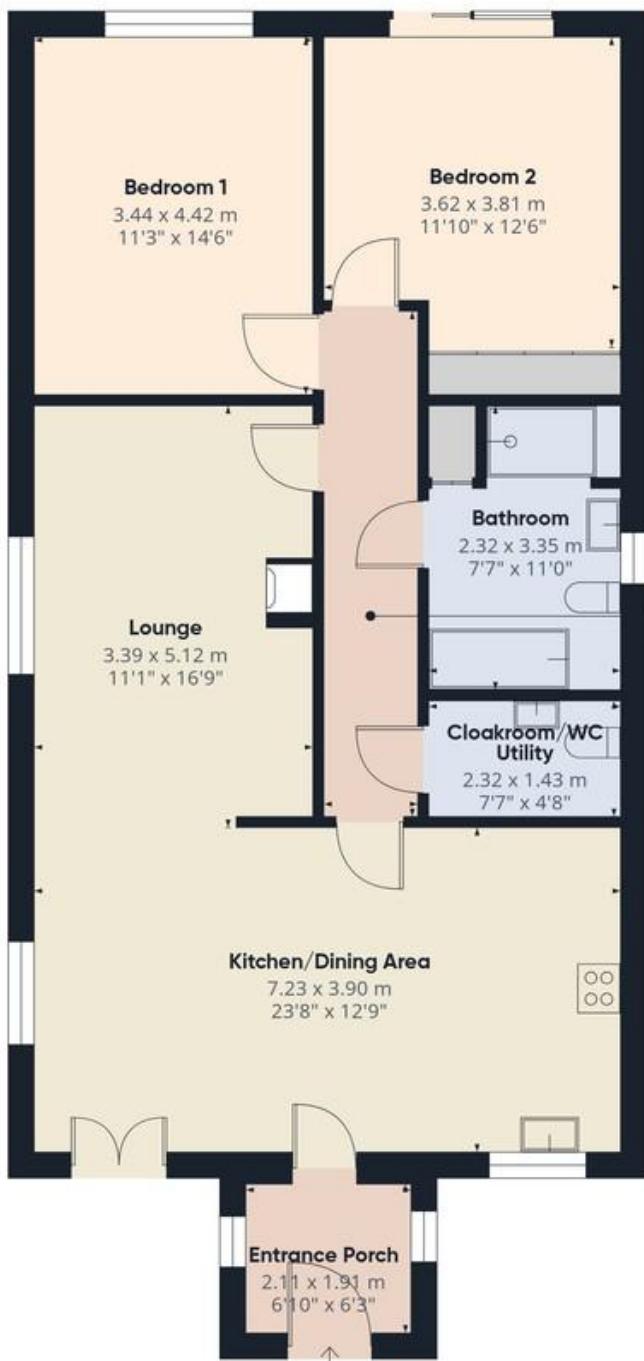
Outside



• Est. 1891 •  
**Ullyotts**  
Estate Agents



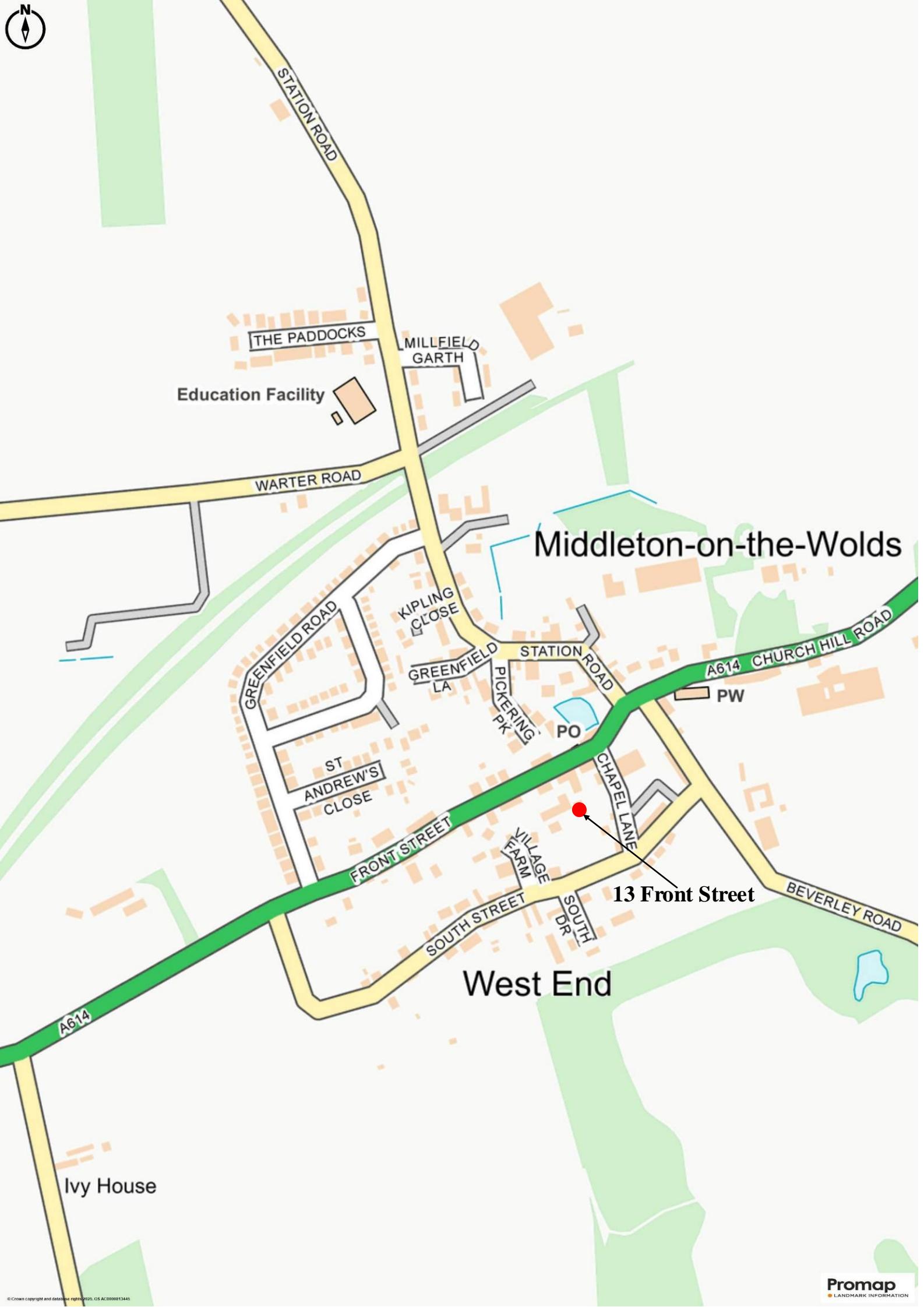
The digitally calculated floor area is 123 sq m (1,322 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2



▪ Est. 1891 ▪

# Ullyotts

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