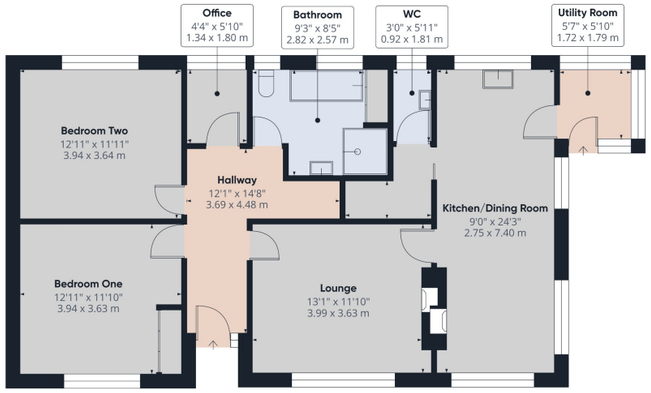
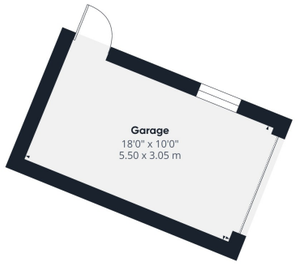


Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

1152 ft²

106.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Offers In The Region Of £170,000

2 Station Road, Middleton-On-The-Wolds, YO25 9UQ







SERVICES
Understood to be connected to mains water and electric. Heating is via an Air Source Heat Pump. The property also benefits from solar panels.

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



2 Station Road, Middleton-On-The-Wolds, YO25 9UQ

DESCRIPTION

Situated within a popular village location, 2 Station Road is a two bedroom detached bungalow offers an exciting opportunity for purchasers looking to put their own stamp on a property and create a home to their own taste and specification. The accommodation offers two bedrooms and provides plenty of scope for modernisation and improvement, making it an ideal purchase for those seeking a project or looking to downsize and personalise their next home. Further benefits include an air source heat pump and solar panels, offering the advantage of renewable energy features. Early viewing is highly recommended to appreciate the potential and opportunity this detached bungalow has to offer. The property briefly comprises:- entrace hall, lounge, kitchen/diner, W/C, 2 double bedrooms, office, bathroom, garage, off street parking and garage.

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 - 12'1'' x 14'8'' (3.69m x 4.48m)

Door to the front aspect, access to the loft space which is fully boarded and power points.

LOUNGE - 13'1'' x 11'10'' (3.99m x 3.63m)

Large window to the front aspect, open fireplace with ornate hearth, radiators and power points.

KITCHEN/DINING ROOM - 9'0'' x 24'3'' (2.75m x 7.40m)

Windows to the front, side and rear aspect, door leading to pantry space, tiled splash back, a range of wall and base units, open fireplace with tiled hearth, radiators and power points.

UTILITY ROOM - 5'7'' x 5'3'' (1.72m x 1.79m)

Door leading to the side of the property, space for white goods and power points.

WC - 3'0'' x 5'11'' (0.92m x 1.81m)

Opaque window to the rear aspect, partially panelled, urinal, sink with mixer tap, raditator and power point.

BEDROOM ONE - 12'11'' x 11'10'' (3.94m x 3.63m)

Window to the front aspect, fitted wardrobes, radiator and power points.

BEDROOM TWO - 12'11'' x 11'11'' (3.94m x 3.64m)

Window to the rear aspect, fitted wardrobes, radiator and power points.

OFFICE - 4'4'' x 5'10'' (1.34m x 1.80m)

Window to the rear aspect, radiator and power points.

BATHROOM - 9'3'' x 8'5'' (2.82m x 2.57m)

Opaque window to the rear aspect, partially panelled walls, four piece suite comprising:- low flush WC, sink with pedestal, panelled bath, panelled shower cubicle, cupboard housing the air source heat pump and radiator.

GARDEN

A generous wrap around garden with a desirable north-east-facing aspect, offering plenty of outdoor space and excellent potential for any keen gardener to create and personalise their own outdoor haven. The garden is enclosed by boundary walls, providing a degree of privacy, and benefits from gated side access. To the immediate rear is a substantial workshop/storage space, offering excellent versatility for a variety of uses.

GARAGE

Up and over door with power and lighting.

PARKING

Off street parking for multiple cars.



