



1 Middlefield Close
Weaverthorpe
YO17 8EJ

ASKING PRICE OF

£220,000

2 Bedroom Detached Bungalow

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Conservatory

 2
  1
  1
  Garage & Off Road Parking
  Air Source Heat Pump/ Solar PV

1 Middlefield Close, Weaverthorpe, YO17 8EJ

A modern detached bungalow set within a quiet cul-de-sac and forming part of the semi-rural village of Weaverthorpe, which itself is well placed for access into local centres including Malton, Driffield and also the coast including Bridlington. The accommodation on offer is well maintained and includes two rear facing bedrooms along with a conservatory and front facing lounge with bay window.

Eco credentials include an air source central heating system and solar PV.

WEAVERTHORPE AND NEARBY FOXHOLES

Weaverthorpe is a village and civil parish in North Yorkshire and is 13 miles (21 km) south-west of Scarborough. It is surrounded by beautiful countryside, making it a popular destination for walkers and cyclists.

Situated in a sheltered valley at the heart of the Yorkshire Wolds, Foxholes is actually situated in North Yorkshire although with a Driffield address and postcode. The newly built Community Hall is the hub of the village offering a wide range of events and social activities. The road leads to the famous Ganton Golf Course.



Lounge



Kitchen



Bedroom 1



Bedroom 2

Accommodation

SIDE ACCESS

Into:

ENTRANCE HALL

6' 0" x 3' 1" (1.83m x 0.95m)

and 10' 5" x 2' 7" (3.18m x 0.80m). With built-in storage cupboard.

KITCHEN

8' 10" x 8' 7" (2.70m x 2.63m)

With front facing window and fitted with base and wall mounted cupboards along with coordinating worktops. One and a half bowl sink with base cupboard beneath, space and provision for an electric cooker with extractor over, space and plumbing for automatic washing machine. Radiator.

LOUNGE

16' 11" x 11' 0" (5.16m x 3.37m)

With a front facing window and feature fire surround housing a solid fuel stove. Coved ceiling. Radiator.

BEDROOM 1

11' 1" x 10' 10" (3.38m x 3.32m)

With rear facing window and built-in wardrobes having sliding

mirrored doors. Coved ceiling. Radiator.

BEDROOM 2

8' 7" x 7' 8" (2.63m x 2.35m)

Coved ceiling. Radiator.

With French doors leading into:

CONSERVATORY

11' 8" x 8' 4" (3.58m x 2.55m)

Fully glazed and with a dwarf brick wall and doors to the side and rear. Double panelled radiator.

SHOWER ROOM

6' 10" x 5' 6" (2.09m x 1.69m)

With shower enclosure and wet walling with sliding doors, vanity wash hand basin and low level WC. Radiator.

OUTSIDE

The property stands back from the road behind an area of front open plan garden which is predominantly laid to lawn. There is a side drive which leads to a single garage (5.31m x 2.72m).



Shower Room

To the rear of the property is a patio style garden and this extends to the side.

CENTRAL HEATING

Central heating and domestic hot water is provided by the air source heat pump.

DOUBLE GLAZING

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.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating A.

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 Ulllyotts 01377 253456 - Option 1.
Regulated by RICS

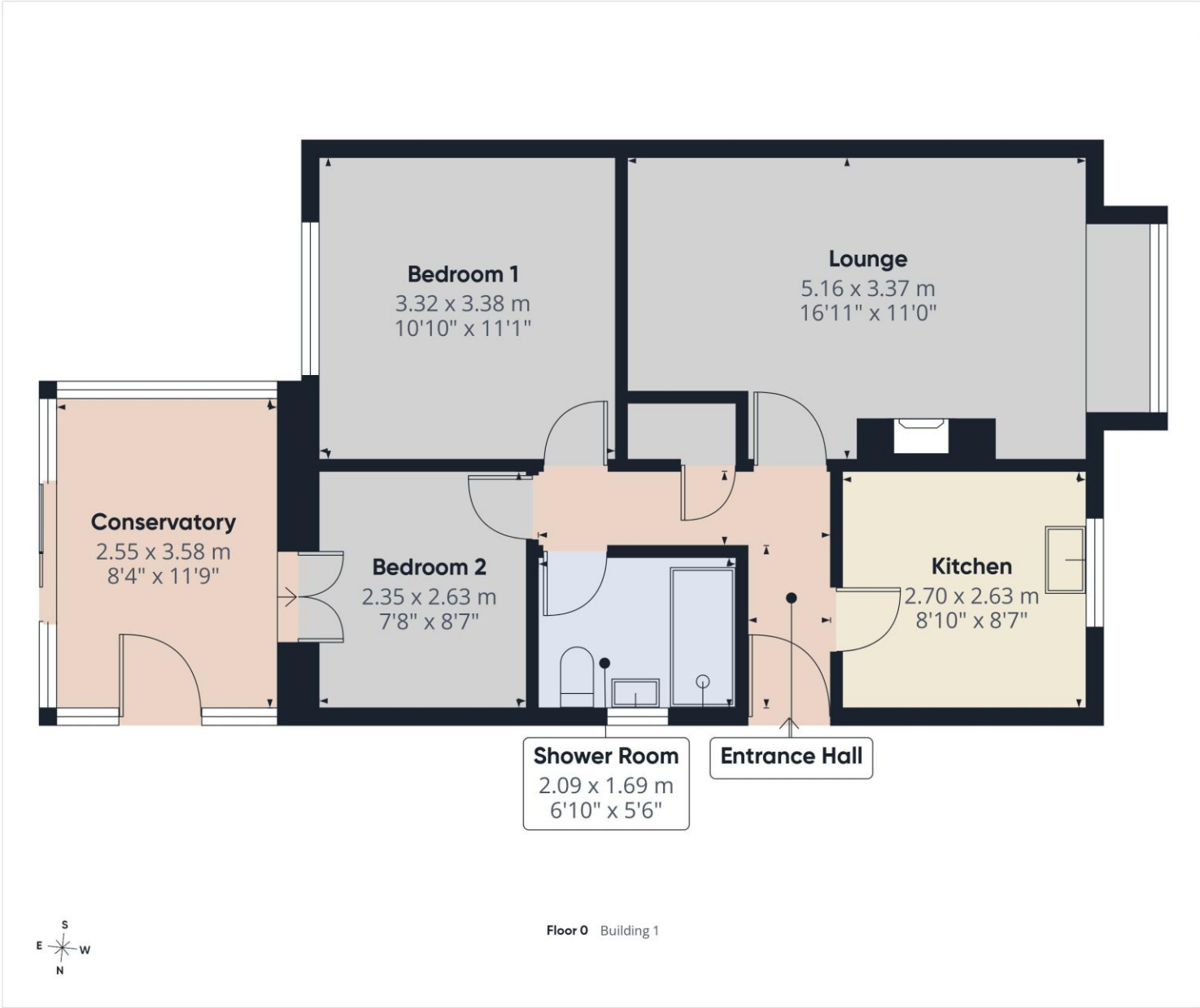


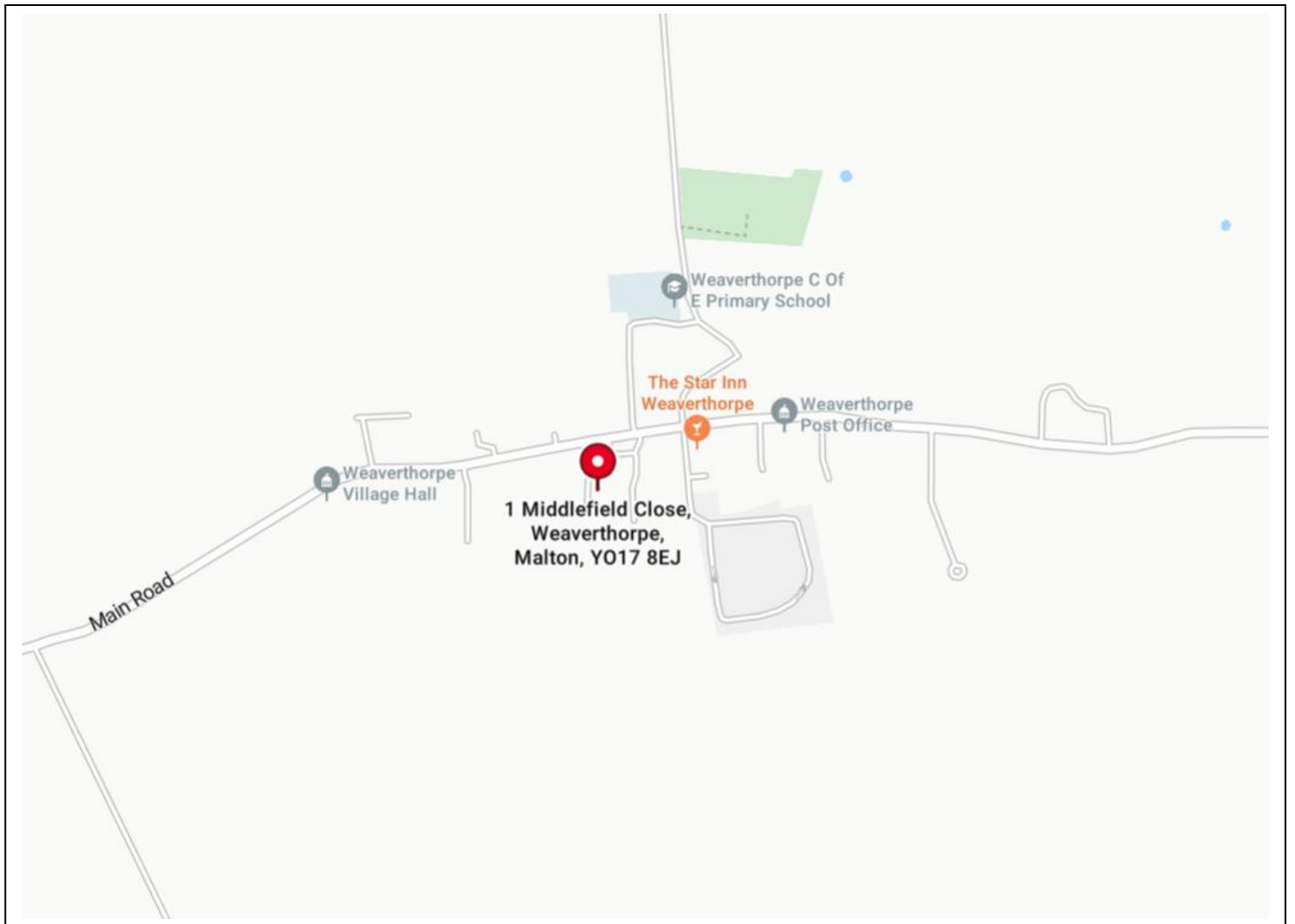
Garden



Garden

The digitally calculated floor area is 61 sq m (659 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
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