



Approximate total area¹⁾
1079 sq ft
100.4 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05 '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFFE360



Approximate total area¹⁾
939 sq ft
87.3 m²

Reduced bedroom
86 sq ft
8 m²

(1) Excluding balconies and terraces

Reduced bedroom
Below 5.071.5 m

Calculations reference the BCS:PM05 '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFFE360



Guide Price
£450,000

**14 Pickering Park,
Middleton, YO25 9TY**

SERVICES
Oil fired central heating. Mains water and electric. The property also benefits from solar panels and two storage batteries.

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 'E'.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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14 Pickering Park, Middleton On The Wolds, YO25 9TY

An truly exceptional property, 14 Pickering Park is a four-bedroom detached home quietly positioned in a cul-de-sac location. Individually designed and built in 2005, the property offers spacious and versatile accommodation throughout and is finished to a modern standard. Boasting versatile reception rooms to the ground floor which could be ideal for young professionals who work from home, or a family looking for extra space. A particular highlight is the unique, West-facing garden, enjoying afternoon and evening sun and providing an ideal space for both relaxation and entertaining. Viewings are highly recommended to fully appreciate just what this property has to offer!

The property briefly comprises:- an entrance porch, entrance hall, office, lounge, dining room, WC, open plan kitchen/snug, utility room, first floor landing with primary bedroom, en-suite and dressing area, three additional double bedrooms one with en-suite, family bathroom, rear two-tier garden, garage and off-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 PORCH
Door to the front aspect, coving and tiled flooring.

ENTRANCE HALL
Door to the front aspect, coving, stairs leading to the first floor landing, tiled flooring, radiator and power points.

OFFICE- 7'11 (2.43m) x 6'3 (1.91m)
Window to the front aspect, coving, built in desk and storage space, tiled flooring, radiator and power points.

LOUNGE- 18'10 (5.76m) x 11'2 (3.41m)
Large window to the front aspect, coving, electric fireplace being the focal point of the room, fitted carpets, radiator, TV point and power points.

DINING ROOM- 11'1 (3.38m) x 10'7 (3.25m)
Versatile reception room which is currently used as a dining/library area with window to the side aspect, coving, built in bookshelves, laminated flooring, radiator and power points.

WC- 6'6 (1.98m) x 6'11 (2.12m)
Opaque window to the side aspect, coving, built in storage cupboard, partially tiled walls, sink with vanity unit, low flush WC, tiled flooring, radiator and extractor fan.

OPEN PLAN KITCHEN/SNUG- 17'8 (5.40m) x 10'8 (3.25m)
A stylish and cosy kitchen space with windows to the rear and side aspect, coving, inset spotlights, a multifuel stove with large granite hearth, tiled splash back, a range of wall and base units with breakfast bar, granite worktops, inset one and a half sink with drainer unit, integrated dishwasher and eye-level oven, induction hob and extractor fan, tiled flooring, TV point and power points.

UTILITY ROOM- 6'0 (1.84m) x 6'8 (2.05m)
Door to the rear aspect, coving, tiled splash back, a range of wall and base units, inset sink with drainer, space for fridge/freezer, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

FIRST FLOOR LANDING
A spacious landing with French doors to the rear heading out to the garden, coving, built in cupboard with shelving, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 9'10 (3.02m) x 13'4 (4.08m)
Double bedroom with window to the front aspect, coving, dressing area with space for dressing table, built in wardrobes, fitted carpets, radiator, TV point and power points. There is also a door leading to an additional walk-in storage space/wardrobe with access to the eaves.

EN-SUITE- 4'0 (1.23m) x 6'2 (1.88m)

Inset spotlights, fully tiled walls, three-piece bathroom suite comprising low flush WC, sink with vanity unit, large walk-in shower, wall mounted mirror with built in LED lighting, tiled flooring with underfloor heating, heated towel rail and extractor fan.

BEDROOM TWO- 14'2 (4.33m) x 8'11 (2.73m)
Another double bedroom with window to the rear aspect, coving, built in wardrobes and dressing table, fitted carpets, radiator, TV point and power points.

EN-SUITE- 7'6 (2.29m) x 6'3 (1.91m)
Opaque window to the side aspect, inset spotlights, fully tiled walls, three-piece bathroom suite comprising low flush WC, sink with vanity unit, large walk-in shower, wall-mounted bathroom cabinet with mirror and built in LED lighting, tiled flooring with underfloor heating, heated towel rail and extractor fan.

BEDROOM THREE- 10'1 (3.08m) x 16'0 (4.89m)
Window to the front aspect, coving, exposed beam, built in wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 8'3 (2.53m) x 0'7 (3.25m)
Window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

FAMILY BATHROOM- 7'4 (2.25m) x 7'1 (2.18m)
Opaque window to the side aspect, coving, fully tiled walls, three-piece bathroom suite comprising low flush WC, sink with pedestal and mixer tap, corner bath with overhead shower and glass shower screen, additional storage cupboards with inset spotlights, vinyl flooring, heated towel rail and extractor fan.

GARDEN
A two-tier, private and West facing garden which is beautifully presented. To the rear and side aspects of the ground floor of the garden, are two small patio areas and an oil tank. To the immediate rear of the property, there is a large log store, a timber garden shed, raised beds, gated access to both sides of the property and stone stairs leading to the first floor. The first-floor garden benefits from a large decking area, a separate patio area to enjoy the afternoon sun and raised beds with flowers and shrubs.

SUMMER HOUSE- 9'1 (2.79m) x 9'1 (2.78m)
Fully insulated summer house which benefits from double-glazed French doors and windows, laminated flooring, heating and power points.

GARAGE- 19'2 (5.86m) x 15'2 (4.63m)
Electric up and over door, rear pedestrian door with window to the side aspect, oil boiler, power and lighting.

PARKING
Off street parking for two cars and additional parking space in the cul-de-sac.