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**1 Orchard Drive
Middleton On The Wolds
YO25 9UW**

**Great Family Home
Four double bedrooms
Lounge and dining room**

**Purpose converted office
Generous off-street parking
Enclosed rear garden**

**Asking price:
£250,000**



01377 253456

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1 Orchard Drive

Middleton On The Wolds, YO25 9UW



Located within a residential village, this is a substantial detached family home which has been thoughtfully developed by the vendor to enhance the accommodation further. Providing four double bedrooms, the ground floor now also includes spacious kitchen together with purpose converted office space and is, therefore, the ideal combination for families or buyers who have the requirement to work from home.

Externally, the property again does not fall short and provides generous off-street to the front plus enclosed area of garden to the rear offering excellent privacy. The frontage of the property is a true joy with superb hard landscaping combined with established garden making this a property which certainly stands out from its contemporaries!

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.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off and fitted dado rail. Arched window feature. Radiator. Built-in understairs storage cupboard.

LOUNGE

22' 0" x 11' 2" (6.72m x 3.42m)

With front facing window and featuring a Yorkstone fireplace with flagged hearth and provision for an open fire. Rear facing patio doors. Coved ceiling. Radiator.



Double doors leading into:

DINING ROOM

12' 3" x 8' 3" (3.75m x 2.52m)

Rear facing window. Coved ceiling. With double panelled radiator.

KITCHEN 15' 9" x 8' 1" (4.82m x 2.48m)

Extensively fitted with a modern kitchen featuring base, drawer and wall cupboards along with worktops. Wall mounted end display cupboards and glass fronted cupboards, inset sink with base cupboard beneath and swan neck mixer tap. Integrated dishwasher plus integrated oven and hob with pull-out extractor fan. Recessed ceiling spotlights and ample space for a breakfast table.



UTILITY ROOM 9' 4" x 7' 8" (2.85m x 2.35m)

With door leading out onto the rear of the property and providing useful storage for the house.

OFFICE

7' 8" x 6' 4" (2.36m x 1.95m)

With front facing window and side window plus radiator.



FIRST FLOOR

LANDING

BEDROOM 1 12' 6" x 10' 4" (3.83m x 3.16m)

Delightful front facing room with built-in range of wardrobes. Radiator.



BEDROOM 2 11' 5" x 8' 2" (3.48m x 2.49m)

Rear facing room with coved ceiling. Radiator.



BEDROOM 3 10' 2" x 8' 2" (3.11m x 2.49m)

Rear facing room with coved ceiling. Radiator.

BEDROOM 4 13' 5" x 8' 0" (4.10m x 2.46m)

Front facing room with built-in wardrobe. Radiator.



BATHROOM

With white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled to two walls and heated towel radiator. Ceramic tiled floor.



OUTSIDE

The property stands back from the road behind a most attractive expanse of front garden which is hard landscaped and features an extensive parking area which is block paved.

Steps lead down onto a lower Indian stone flagged patio and there is also an attractive expanse of lawn with mature planted borders.



To the rear of the property is an established expanse of private garden set within a hedged and fenced boundary.

This includes an Indian stone patio, planted beds, raised deck area and pergola which is currently used to site a hot tub.



CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

NOTE

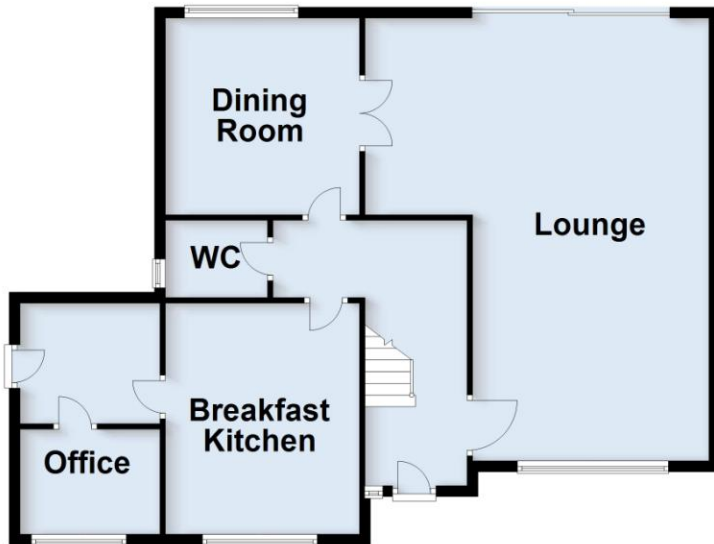
Heating systems and other services have not been checked.

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.

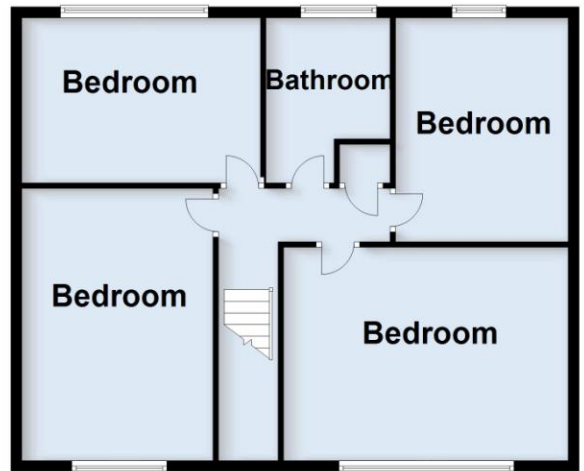
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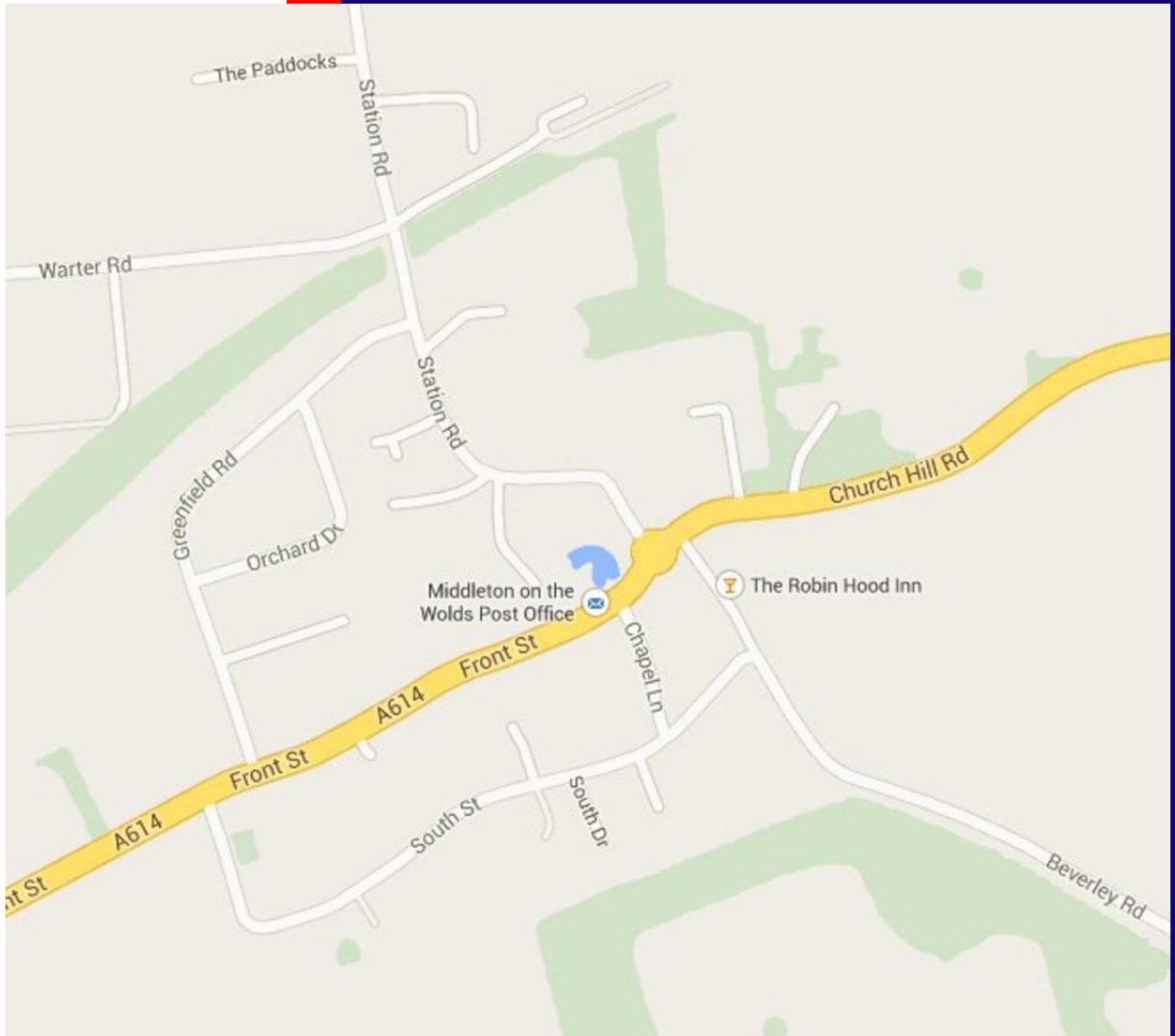
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Ground Floor



First Floor







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