



**4 South Drive**  
**Middleton On The Wolds, East Yorkshire YO25 9UD**  
**Offers over £120,000**

**WP** WOOLLEY  
& PARKS

## 4 South Drive, Middleton On The Wolds, East Yorkshire YO25 9UD

\*\*\*LOOKING FOR A PROJECT?\*\*\*

Offered with NO ONWARD CHAIN, this semi-detached home is situated in a pleasant cul-de-sac position, occupying a generous garden plot with off street parking and single garage, plus out-building. The property represents a fantastic opportunity for anyone seeking a renovation project, and briefly comprises Entrance Hall, Lounge, Kitchen, Rear Lobby, Bathroom and lean-to at ground floor level, with three good bedrooms upstairs.

### **Entrance Hall 4'0" x 3'6" (1.22m x 1.07m)**

With composite entrance door opening to a hall with part-tiled walls and stairs off.

### **Lounge 14'9" x 12'10" (4.50m x 3.91m)**

With double glazed bay window, laminate flooring, electric radiator, built-in alcove cabinets and a slate-tiled fireplace with electric stove.

### **Kitchen 12'3" x 7'6" (3.73m x 2.29m)**

Fitted base, wall and drawer units, stainless steel sink unit, granite effect work tops and splash back tiling. Floor tiling, electric radiator and double glazed window.

### **Rear Lobby**

With under-stairs recess and external door.

### **Bathroom 7'6" x 4'6" (2.29m x 1.37m)**

A white suite comprises panelled bath with shower attachment, pedestal wash basin and WC. Splash back tiling, double glazed window and towel rail.

### **Lean-to 11'6" x 5'10" (3.51m x 1.78m)**

Aluminium framed lean to with access to garden.

### **First Floor Landing**

Double glazed window and loft hatch.

### **Bedroom One 14'0" x 10'9" (4.27m x 3.28m)**

Double glazed window, wardrobe recess, laminate flooring and electric radiator.

### **Bedroom Two 12'0" x 8'0" (3.66m x 2.44m)**

Double glazed window and electric radiator.

### **Bedroom Three 8'10" x 8'10" (2.69m x 2.69m)**

Double glazed window, fitted wardrobe, shelving and electric radiator.

### **External**

Gravelled forecourt with paved driveway.

### **Garage**

Pre-fabricated panel construction with up and over door, electric light and power.

### **Outbuilding 8'0" x 8'0" (2.44m x 2.44m)**

Brick and tile outbuilding with electric light.

### **Gardens**

The garden is a generous size, with a rear courtyard space, paved patio terrace and extensive lawned area.

### **Measurements:**

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### **New Viewing Protocols**

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health

declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

### **Disclaimer:**

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Draft Details:**

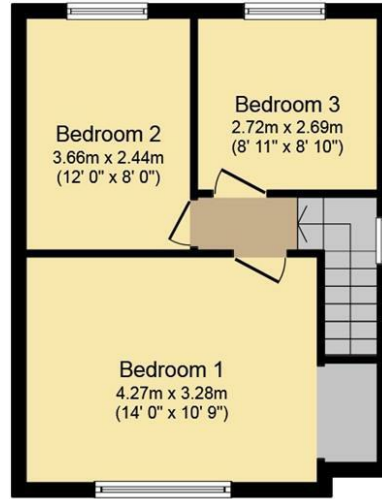
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





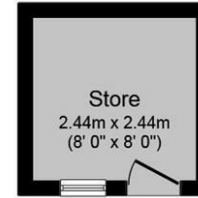
### Ground Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



### First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx



### Outbuilding

Floor area 6.0 sq. m. (65 sq. ft.) approx



Total floor area 85.0 sq. m. (915 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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