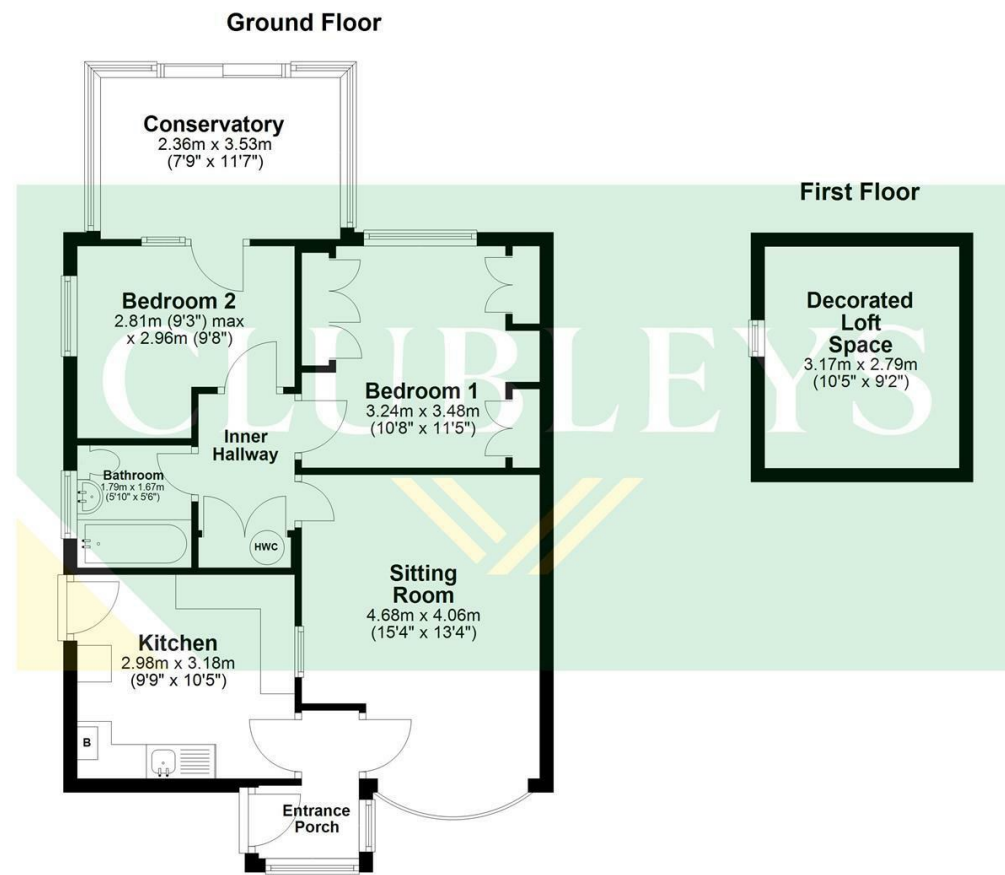




19, The Paddocks,
Middleton on the Wolds, YO25 9UN
£150,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

A two-bedroom semi-detached bungalow situated in the sought-after village of Middleton on the Wolds, offered to the market with no onward chain. In need of modernisation, the property offers fantastic potential for a variety of buyers.

The accommodation briefly comprises a kitchen, sitting room, conservatory, bathroom, and two bedrooms. Externally, the property benefits from a detached garage and an enclosed rear garden, providing a pleasant outdoor space.

Conveniently located within this popular Wolds village, the property offers good access to local amenities and surrounding market towns.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



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THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

Entered via a UPVC side door, having double glazed windows to the front and side elevation.

FITTED KITCHEN

3.18m x 2.98m (10'5" x 9'9")

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, space for a cooker, and plumbing for a washing machine. Wall mounted Ideal gas boiler, radiator, UPVC side door, and double glazed window to the front elevation.

SITTING ROOM

4.68m x 4.04m (15'4" x 13'3")

Double glazed window to the front elevation, double radiator, and two wall light points.

INNER HALLWAY

1.15m x 1.84m (3'9" x 6'0")

Airing cupboard housing hot water cylinder, and access to the loft via a detachable loft ladder, with light connected.

BEDROOM ONE

3.24m x 3.48m (10'7" x 11'5")

Range of fitted wardrobes and drawers, having a double radiator, coving to the ceiling, and a double glazed window to re rear elevation.

BEDROOM TWO

2.96m x 2.81m (9'8" x 9'2")

Double glazed window to the side elevation, coving to the ceiling, and door leading to the conservatory.

CONSERVATORY

3.53m x 2.36m (11'6" x 7'8")

UPVC construction with sliding doors to the rear elevation.

BATHROOM

1.79m x 1.67m (5'10" x 5'5")

Fitted suite comprising bath, pedestal hand basin, low flush WC, part tiled walls, radiator, chrome towel rail, and opaque double glazed window to the side elevation.

DECORATED LOFT SPACE

3.17m x 2.79m (10'4" x 9'1")

Accessed via a ladder from the inner hallway, power and light.

OUTSIDE

Enclosed rear garden, mainly laid to lawn, with variety of shrubs and trees.

DETACHED GARAGE

5.20m x 2.74m (17'0" x 8'11")

Up and over garage door, window to the rear elevation, personal side door, with power and light connected.

ADDITIONAL INFORMATION**APPLIANCES**

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, electricity and drainage. Bottled gas for heating system. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

