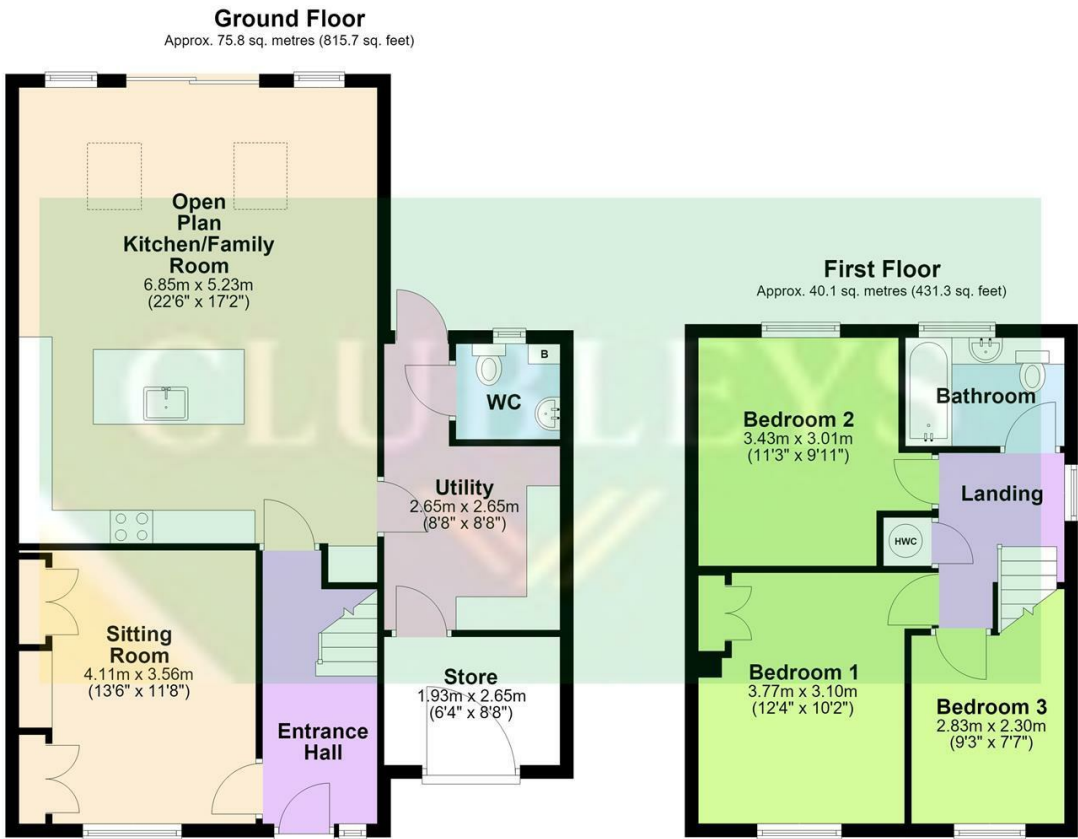


67, Greenfield Road,
Middleton On The Wolds, YO25 9UL
£250,000



Total area: approx. 115.9 sq. metres (1247.0 sq. feet)

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.

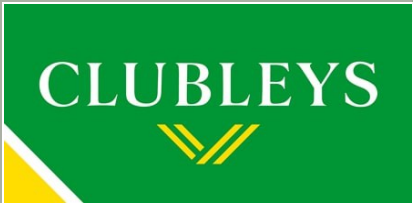
MATERIAL INFORMATION

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.

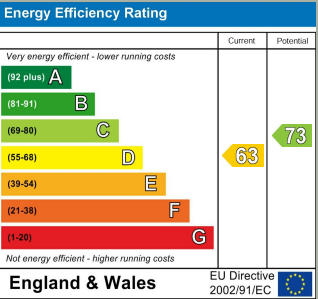
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.



Space is at the heart of this extended three-bedroom detached home, with a superb open-plan living kitchen designed around modern family life. The generous extension brings kitchen, dining and living space together, with excellent storage and workspace, a central island breakfast bar and skylights drawing in natural light. Patio doors open directly onto the garden, while a utility, WC and useful store add everyday practicality. A separate sitting room with multi-fuel stove provides a cosy retreat at the front. Upstairs are three bedrooms and a modern family bathroom. Outside, the good-sized rear garden offers gravelled and raised seating areas alongside a lawn, established planting and garden shed. To the front is a lawn and block-paved driveway leading to the store. Further improvements include a new main roof in 2025 and new flat roofs in 2026. Offered with no onward chain.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs leading to the first floor with storage and shelving under, laminate flooring, dado rail.

SITTING ROOM

4.11m x 3.56m (13'5" x 11'8")

Multi fuel stove with brick inset and tiled hearth, fitted cupboards and shelving to the alcoves, radiator.

OPEN PLAN KITCHEN/FAMILY ROOM

6.85m x 5.23m (22'5" x 17'1")

Fitted with a range of wall and base units comprising solid oak work surfaces, eye level double oven, ceramic hob, island unit, with ceramic sink and breakfast bar, integral fridge, integral dishwasher, laminate flooring with under floor heating, patio doors leading to the garden, two sky lights, recessed ceiling lights.

UTILITY

2.65m x 2.65m (8'8" x 8'8")

Fitted with a range of wall and base units comprising work surfaces, plumbing for automatic washing machine, laminate flooring, recessed ceiling lights, door leading to garage.

WC

Two piece white suite comprising low flush W.C., wash hand basin, floor standing oil fired central heating boiler, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, fitted cupboard housing hot water cylinder.

BEDROOM 1

3.77m x 3.10m (12'4" x 10'2")

Radiator, fitted wardrobe.

BEDROOM 2

3.43m x 3.01m (11'3" x 9'10")

Radiator.

BEDROOM 3

2.83m x 2.30 (9'3" x 7'6")

Raised fitted bed.

BATHROOM

Three piece suite comprising panel bath with shower over, feature rainfall shower head and shower screen, low flush W.C., wash hand basin set on vanity unit, chrome heated towel rail, partially tiled walls.

OUTSIDE

Outside, the good-sized rear garden offers gravelled and raised seating areas alongside a lawn, established planting and garden shed. To the front is a lawn and block-paved driveway leading to the store. Further improvements include a new main roof in 2025 and new flat roofs in 2026.

STORE

1.93m x 2.65m (6'3" x 8'8")

Single door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

