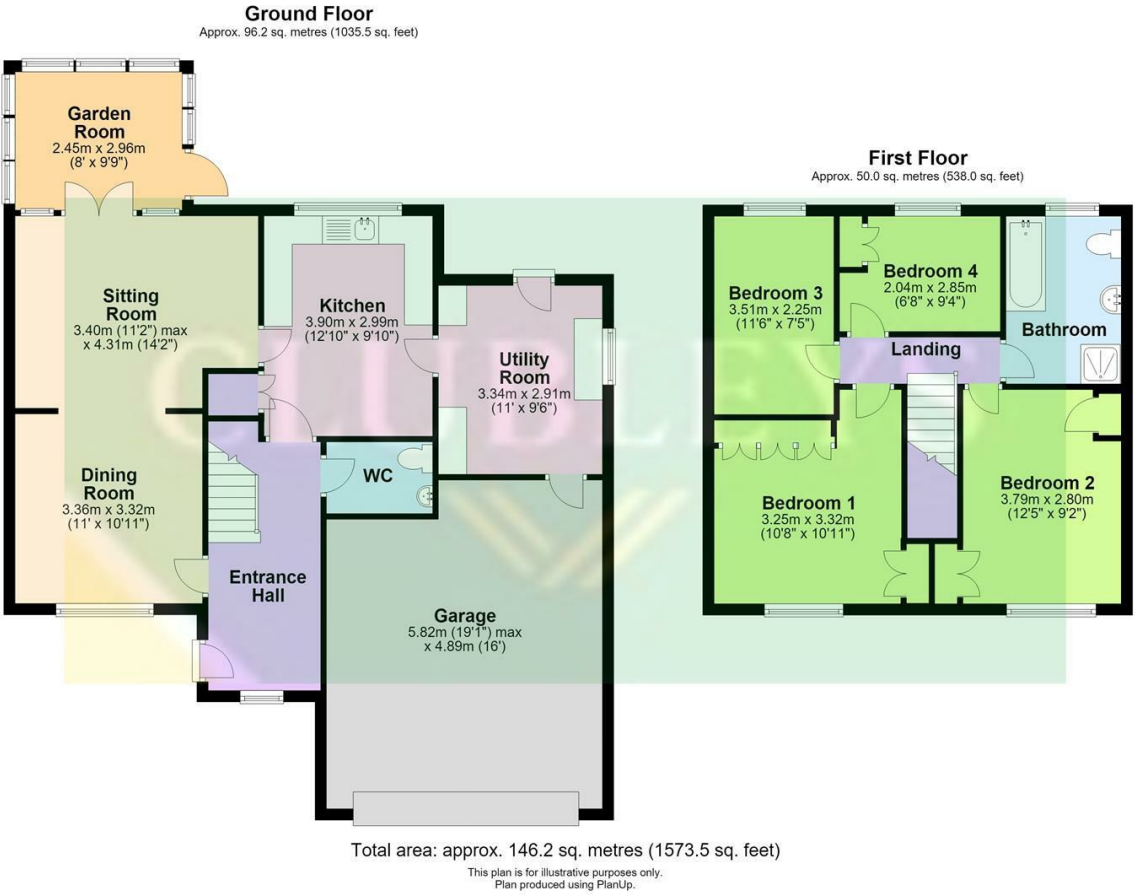


13, Greenfield Road,
Middleton on the Wolds, YO25 9UL
£279,950



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.

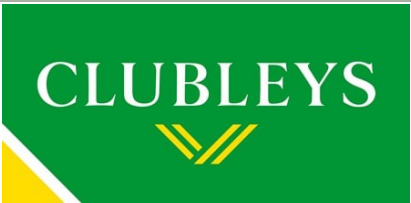
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

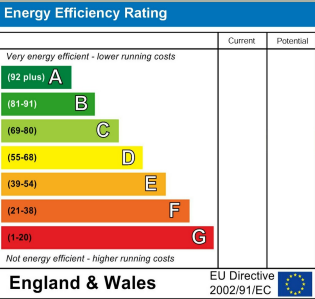
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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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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.

Offering well-balanced family accommodation and a lovely established garden, this detached home presents an exciting opportunity to create a home perfectly suited to modern family life. The accommodation includes an inviting entrance hall, dining room, comfortable sitting room opening into a light-filled garden room, fitted kitchen, spacious utility room and integral garage. Upstairs are four bedrooms and a family bathroom. Outside, the rear garden is a real highlight, combining paved and decked seating areas, lawn, mature planting and a dedicated vegetable garden. To the front, a substantial block-paved driveway provides ample parking alongside the garage, complemented by a lawn and established hedged boundaries creating an attractive approach. Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, part tiled walls, extractor, radiator.

SITTING ROOM

3.40m max x 4.31m (11'1" max x 14'1")
Multi fuel stove, slate hearth, tiled inset, dado rail, ceiling coving, PVC french doors to Conservatory.

DINING ROOM

3.36m x 3.32m (11'0" x 10'10")
Laminate wood flooring, dado rail, ceiling coving, radiator.

GARDEN ROOM

2.45m x 2.96m (8'0" x 9'8")
PVC windows to three sides, thermal insulated roof, tiled floor, PVC door to garden.

KITCHEN

3.90mx 2.99m (12'9"x 9'9")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, integrated dishwasher, extractor hood, tiled floor, vertical radiator, free standing island unit and dresser, rear entrance door.

UTILITY

3.34m x 2.91m (10'11" x 9'6")
Fitted with wall and base units, work surfaces, rear entrance door, tiled floor, door to garage.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, ladder, part boarded, light.

BEDROOM ONE

3.25m x 3.32m (10'7" x 10'10")
Fitted wardrobes and overhead storage, laminate wood flooring, radiator.

BEDROOM TWO

3.79m x 2.80m (12'5" x 9'2")
Fitted wardrobes and overhead storage, laminate wood flooring, radiator.

BEDROOM THREE

3.51m x 2.25m (11'6" x 7'4")
Laminate wood flooring, radiator.

BEDROOM FOUR

2.04m x 2.85m (6'8" x 9'4")
Radiator.

BATHROOM

Four piece coloured suite comprising bath, step in shower cubicle, low flush W.C. and wash hand basin set in vanity unit, fully tiled walls, recessed ceiling lights, vertical radiator.

OUTSIDE

The beautifully established rear garden is a real highlight, featuring paved and decked seating areas, mature planting and a dedicated vegetable garden. Enjoying open views over the surrounding fields, it provides a peaceful setting, perfect for relaxing and entertaining.

GARAGE

5.82m max x 4.89m (19'1" max x 16'0")
Roller electric door.

ADDITIONAL INFORMATION

Offering the benefit of owned solar panels with battery storage, the property provides improved energy efficiency and lower running costs.

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

