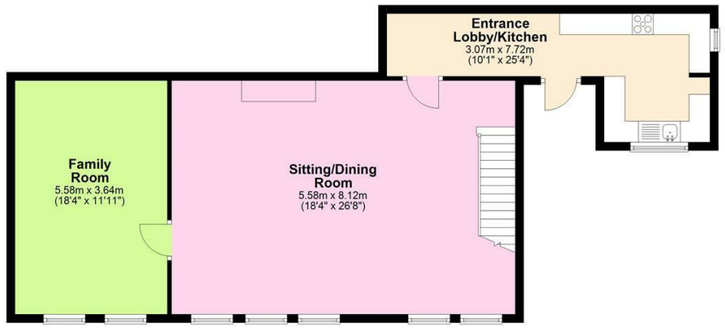
Ground Floor



First Floor

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

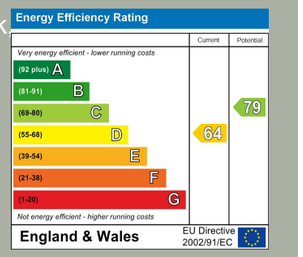
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

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.

1 The Old School, Front Street, Middleton on the Wolds, YO25 9UA
£275,000

A charming and characterful home steeped in history, Number 1 The Old School House offers spacious and versatile accommodation in the heart of Middleton on the Wolds. Originally built in 1872 as the village school and later thoughtfully converted into dwellings, this well-presented property blends period charm with modern living and is offered with NO ONWARD CHAIN. The generous sitting and dining room features a striking brick fireplace with wood-burning stove, creating a warm and inviting space. A modern kitchen and spacious entrance hall provide a practical and welcoming layout, with ample room for coats and shoes. A versatile ground-floor room adds flexibility, ideal as a home office, snug or fourth bedroom. Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with en-suite shower room, a family bathroom and a useful storage cupboard currently used as a wardrobe. Outside, gated access leads to a private front lawned garden with mature hedge and fence boundaries, offering both privacy and kerb appeal.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

rightmove www.clubleys.com ZOOPLA

THE ACCOMMODATION COMPRISES

KITCHEN
3.07m x 7.72m (10'0" x 25'3")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, recessed ceiling lights, tiled floor, extractor, exposed beams, plumbing for automatic washing machine, radiator, PVC entrance door.

SITTING/DINING ROOM
5.58m x 8.12m (18'3" x 26'7")
Multi fuel stove set in brick inset, wooden mantle, tiled hearth, T.V. aerial point exposed beams, laminate wood flooring, 3 radiators, stairs to first floor.

OFFICE
5.58m x 3.64m (18'3" x 11'11")
Part panelled walls, exposed beams, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE
5.58m x 3.35m max (18'3" x 10'11" max)
Velux window, radiator.

EN-SUITE
Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., tiled floor, part tiled walls, extractor, chrome heated towel rail, exposed beams.

BEDROOM TWO
2.83m x 3.13m (9'3" x 10'3")
Radiator.

BEDROOM THREE
2.83m x 3.11m (9'3" x 10'2")
Radiator.

DRESSING ROOM
1.73m x 3.27m (5'8" x 10'8")

BATHROOM
Three piece suite comprising panelled bath, mixer tap shower attachment, low flush W.C., pedestal wash hand basin, part tiled walls, vertical heated towel rail, velux window, recessed ceiling lights.

OUTSIDE
Outside, gated access leads to a private front lawned garden with mature hedge and fence boundaries, offering both privacy and kerb appeal.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, oil and drainage.

APPLIANCES
No appliances have been tested by the Agent.