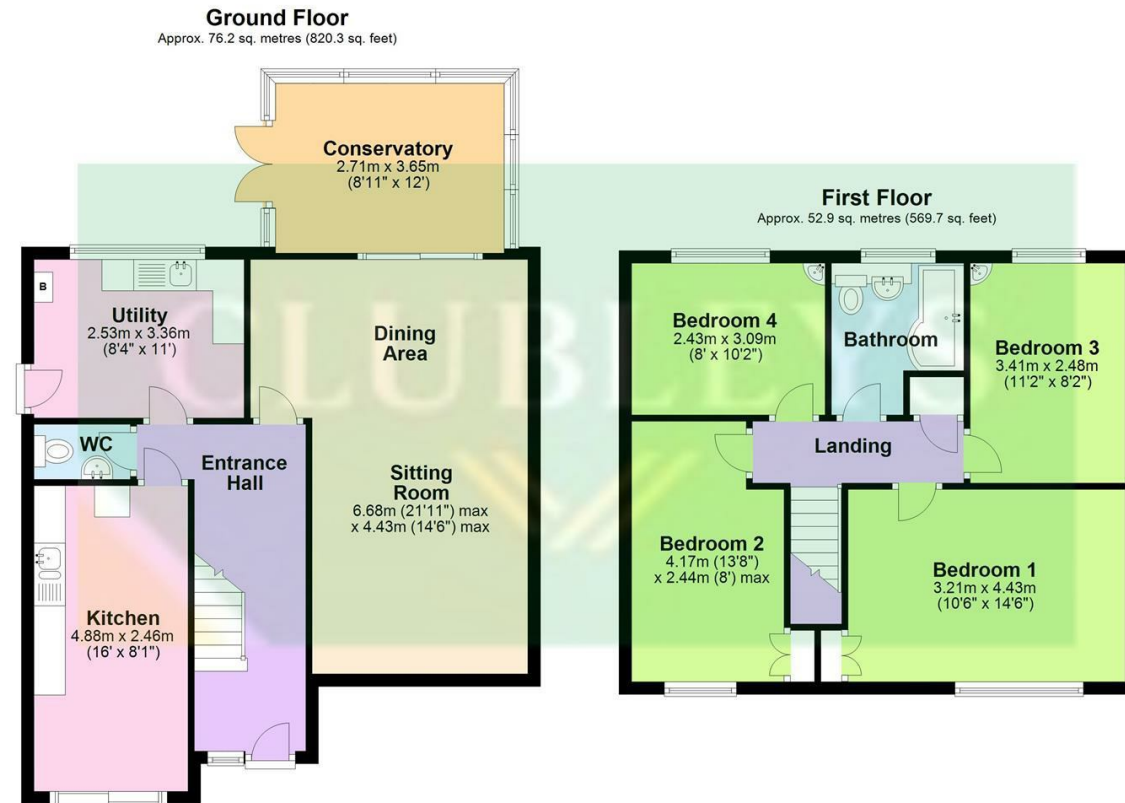




5, Orchard Drive,
Middleton On The Wolds, YO25 9UW
£220,000



This plan is for illustrative purposes only.
Plan produced using PlanUp.



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		58
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.

This four-bedroom detached family home, offered with no onward chain, presents an excellent opportunity for those looking to put their personal touch on a property. The property features a spacious entrance hall leading to a generous sitting room with a dining area, which opens into the conservatory, perfect for enjoying the garden views. The kitchen, formerly the garage, provides ample space and is complemented by a large utility room and a separate WC. Upstairs, there are four good-sized bedrooms and a family bathroom, offering plenty of space for a growing family. The property includes gardens to the front and rear, along with a private driveway. While the home requires some updating and the garden is currently overgrown, it holds tremendous potential. With a little care and creativity, this property could become a stunning family home, especially appealing to those with a green thumb.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, laminate wood flooring, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, radiator, ceiling coving.

SITTING ROOM WITH DINING AREA

6.68m x 4.43m (21'10" x 14'6")
Open fire with tiled hearth, wooden mantle, wall light points, laminate wood flooring, two radiators, patio doors to Conservatory.

CONSERVATORY

2.71m x 3.65m (8'10" x 11'11")
PVC windows to three sides, brick dwarf wall, polycarbonate roof, french doors to garden.

KITCHEN

4.88m x 2.46m (16'0" x 8'0")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, extractor hood, exposed brick wall, part tiled walls, laminate wood flooring, patio doors to front.

UTILITY

2.53m x 3.36m (8'3" x 11'0")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, part tiled walls, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, PVC rear entrance door, heated towel rail.

FIRST FLOOR ACCOMMODATION**LANDING****BEDROOM ONE**

3.21m x 4.43m (10'6" x 14'6")
Fitted wardrobes, shelving, radiator.

BEDROOM TWO

4.17m x 2.44m (13'8" x 8'0")
Fitted cupboard, radiator.

BEDROOM THREE

3.41m x 2.48m (11'2" x 8'1")
Wash hand basin, radiator, ceiling coving.

BEDROOM FOUR

2.43m x 3.09m (7'11" x 10'1")
Wash hand basin, radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, wash hand basin set in vanity unit, low flush W.C., chrome heated towel rail, tiled floor, fully tiled walls, recessed ceiling lights, extractor.

OUTSIDE

The property features gardens at the front and rear, along with a private driveway. Although the garden is currently overgrown, it holds tremendous potential.

ADDITIONAL INFORMATION**SERVICES**

Mains water, LPG heating, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

