



5 Village Farm
Middleton-on-the-Wolds
YO25 9US

ASKING PRICE OF

£375,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Conservatory



Double
Garage



Gas (LPG) Central Heating

5 Village Farm, Middleton-on-the-Wolds, YO25 9US

A contemporary and extremely spacious property offering around 1800 ft² of accommodation located within a small development, also providing an attractive expanse of garden/entertainment area along with the rare attributes of a double garage.

A house which is hugely deceptive in terms of the accommodation it provides, all of which is light and airy. The principal ground floor accommodation revolving around an extremely spacious lounge with feature bay window and bifold doors leading into a conservatory that enjoys views across, what is a low maintenance garden. The remaining ground floor accommodation is supplemented by a dedicated dining room plus extensively fitted kitchen with its own breakfasting area. There is also a ground floor WC and snug/porch off the kitchen leading onto the garden.

The first floor accommodation features a delightful master bedroom which is fully fitted along one wall and has a delightful arched window and en-suite. In addition, there are

three further bedrooms and house bathroom, which features a bath plus separate shower.

Externally, the property is deceptive, offering an extensive expanse of low maintenance garden/entertainment space which leads to all sides of the property. There are paved paths, lawned areas and planted beds. The garden also features a dedicated summerhouse and shed.

The property is elevated from the road and, as such, is less hindered by shadows cast from nearby buildings.

MIDDLETON-ON-THE-WOLDS

The A614 dips and rises as it passes through the main street of this pretty Wolds village. Prominently located on rising ground, the Parish Church of St. Andrew, though restored in 1874, still possesses the original 13th Century Chancel. The Church is situated adjacent to the Robin Hood Public House. With an active recreation ground and primary school, this family orientated village is ideally situated for the commuter.



Entrance Hall



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE HALL

A feature and spacious entrance having a staircase leading off, laminate flooring and coved ceiling. Radiator.

LOUNGE

17' 8" x 14' 1" (5.41m x 4.31m)

With bay window, fitted laminate flooring, coved ceiling and bi-folding doors leading into:

CONSERVATORY

14' 8" x 9' 2" (4.48m x 2.8m)

With fitted laminate flooring and attractive views across the garden.

DINING ROOM

13' 7" x 11' 5" (4.16m x 3.49m)

With dual aspect windows and coved ceiling.

CLOAKROOM/WC

A very contemporary suite comprising vanity wash hand basin with splashback and low-level WC. Fitted laminate flooring.

KITCHEN

17' 8" x 12' 0" (5.41m x 3.66m)

Extensively fitted with a wealth of contemporary kitchen units finished with gloss white doors and chrome handles with worktops over. Wall mounted cupboards including end shelving and ladder style cupboards. Integrated electric hob with extractor over and electric double oven. Ceramic sink with single drainer, space and plumbing for automatic washing machine and a dishwasher. Tile effect flooring. Front and side window plus opening into:

BREAKFAST AREA

8' 2" x 6' 11" (2.5m x 2.11m)

With tile effect flooring and window. Coved ceiling.

SNUG/REAR PORCH

Accessed directly off the kitchen, this is a useful additional space to the house being predominantly glazed and having a partially glazed ceiling. Tile effect floor.

FIRST FLOOR

LANDING



Cloakroom/WC



Kitchen



Kitchen



Breakfast Area

MASTER BEDROOM

15' 7" x 12' 0" (4.75m x 3.66m)

A superb master bedroom featuring large arch topped multi-pane window plus additional side window. Fully fitted along one wall with a range of wardrobes.

EN-SUITE

With shower enclosure housing an electric shower, pedestal wash hand basin with splashback and low-level WC.

BEDROOM 2

13' 10" x 11' 6" (4.24m x 3.52m)

With side window.

BEDROOM 3

14' 2" x 9' 0" (4.34m x 2.75m)

With side window.

BEDROOM 4

14' 2" x 9' 0" (4.34m x 2.75m)

With side window.

BATHROOM

A spacious bathroom which includes panelled bath as well as separate shower enclosure, low-level WC and pedestal wash

hand basin. Wet walling around the bath and the panel plus tiled splash back.

OUTSIDE

The property stands on a good-sized plot, the garden being extensive and extending to all sides. The main entertainment part of the garden features an ornamental lawn with paved inserts, patio and ornamental stepped pond. The side borders feature lawn and planted borders whilst the remaining side features a lawn along with summerhouse and shed.

The property also enjoys a double garage with twin up and over doors plus small area of lawn immediately adjacent the garage.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 137 square metres.

CENTRAL HEATING

The property benefits from gas (LPG) fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Snug



Entrance Hall



Landing



Master Bedroom

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

The property benefits from mains water, electricity and drainage.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



En-suite



Bedroom



Bedroom



Bedroom



Bathroom



Garden



Side Elevation

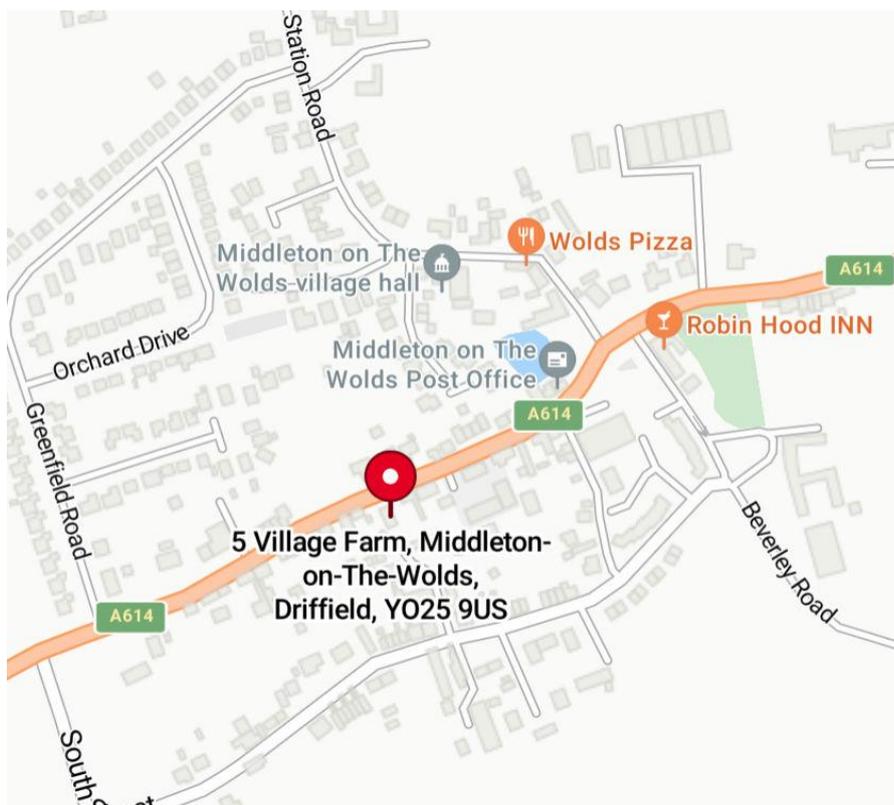
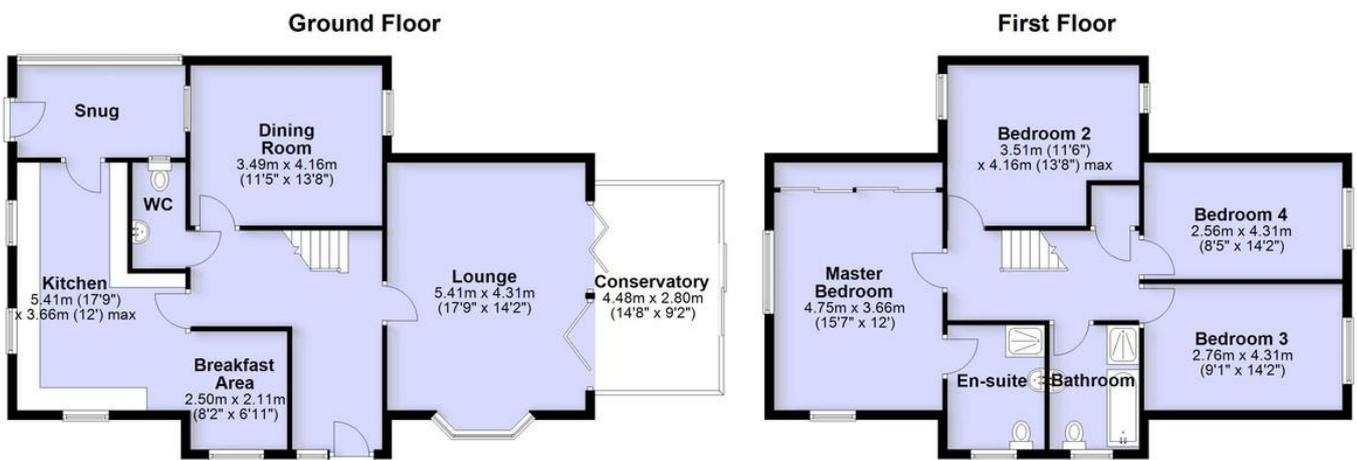


Rear Elevation



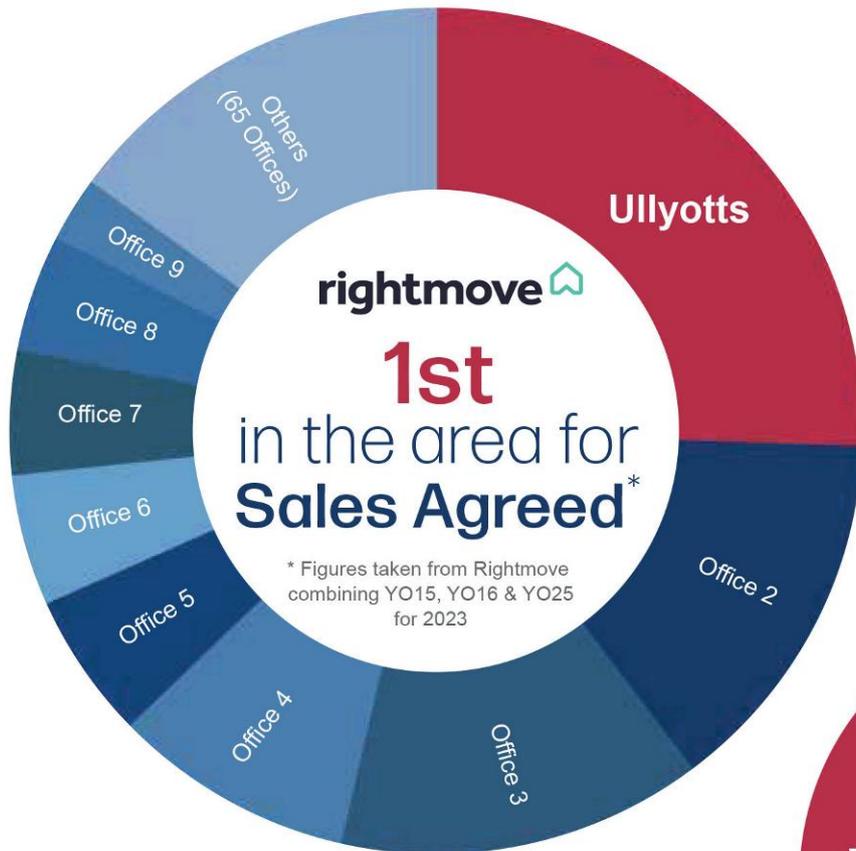
Double Garage

The floor area, (which may exclude conservatories),
is approximately 167 sq m





Why Choose Ulllyotts?



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**We will never be
beaten on fees!**

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Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

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