5 Greenfield Lane
Middleton-On-The-Wolds
YO25 9UH

ASKING PRICE OF

£325,000

4 Bedroom Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456

4 3 2 Road Parking Oil Central Heating

5 Greenfield Lane, Middleton-On-The-Wolds, YO25 9UH

A very versatile property offering generously proportioned accommodation arranged over two floors on what is a quite exceptional plot.. The spacious nature of the layout could well be of appeal to many different types of buyer and includes three main reception rooms on the ground floor plus potential fourth bedroom, again on the ground floor which could supplement downstairs living. The main lounge is situated to the rear of the property and provides access to a delightful glass-roofed conservatory offering views of what is a generously proportioned garden. On the first floor are three further bedrooms and house bathroom.

The property enjoys generous off-street parking to the front along with single garage whilst to the rear are good sized gardens which are partially elevated and provide panoramic views across the Middleton-On-The-Wolds skyline. In addition to the garden element, there is a very useful large workshop offering huge potential for a variety of uses.

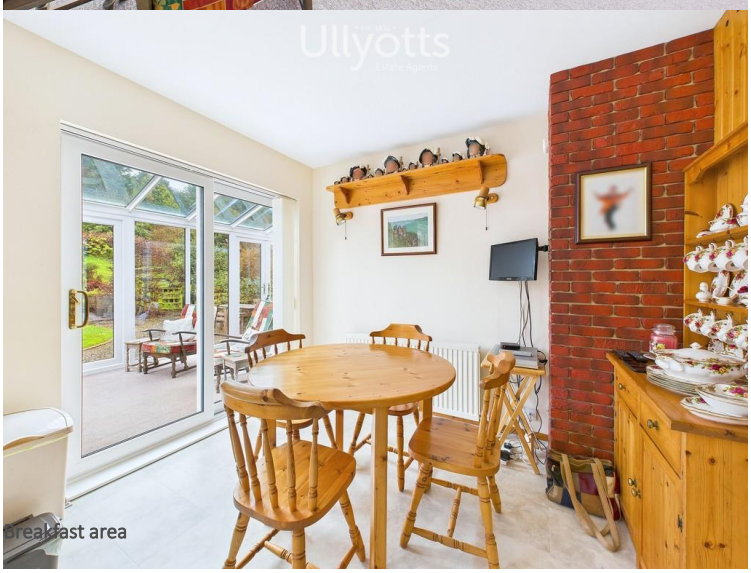
MIDDLETON-ON-THE-WOLDS

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.

Kitchen

Conservatory

Conservatory


Breakfast area

Accommodation

COVERED ENTRANCE VESTIBULE

ENTRANCE HALL
With built-in double cupboards. Radiators.

LOUNGE
18' 2" x 14' 4" (5.55m x 4.37m)
With rear facing patio doors leading in to the conservatory. Feature brickwork fire surround with timber mantle housing a multi fuel stove. Coved ceiling. Radiator.

DINING ROOM
14' 5" x 10' 11" (4.4m x 3.33m)
With dual aspect windows. Radiator.

KITCHEN
14' 0" x 11' 11" (4.27m x 3.65m)
Incorporating plenty of space for a breakfast table. The kitchen itself being fitted with a wealth of base and drawer units with worktops over along with wall cupboards to match. Bosch electric integrated oven and hob with extractor over. Feature Karndean flooring. Space for a refrigerator, space and plumbing for a dishwasher, inset sink with single drainer. Patio door leading in to the conservatory.

UTILITY
8' 3" x 8' 0" (2.54m x 2.46m)
With door to the outside, stainless steel sink and base cupboard beneath plus treble wall mounted cupboard. Part-panelled walls and radiator.

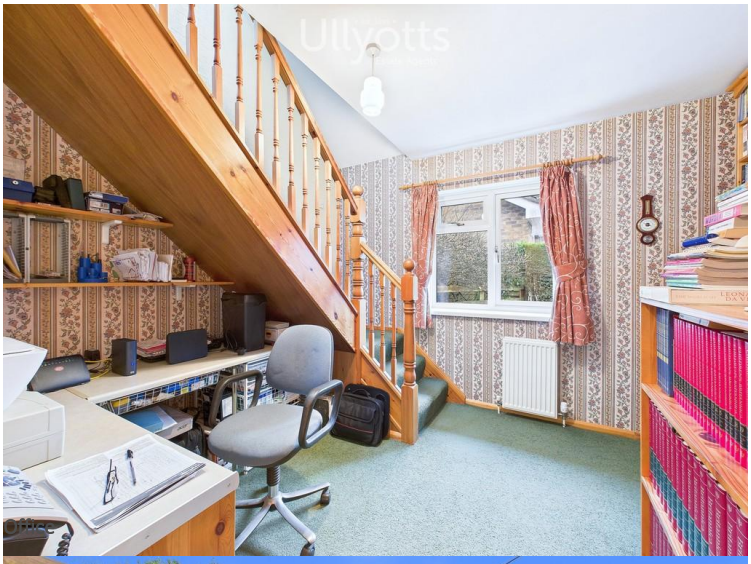
CONSERVATORY
18' 2" x 11' 11" (5.54m x 3.65m)
With superb glass roof and being fully glazed within a PVC frame offering outstanding views of the rear garden.

BATHROOM
8' 0" x 6' 3" (2.46m x 1.92m)
With suite comprising bath with side panelling, low level WC and wash basin. Fully tiled to two walls and electric shower over the bath. Radiator.

OFFICE
11' 5" x 10' 0" (3.49m x 3.05m)
With staircase leading off to the first floor and side window. Built-in office furniture. Radiator.

BEDROOM 4
11' 9" x 10' 0" (3.6m x 3.05m)
Front facing window and built in wardrobes.

Dining Room



Office

Rear elevation

Workshop

FIRST FLOOR

LANDING
A particular feature of the first floor is the roof void, accessible from bedrooms and landing, offering huge potential for storage and built in wardrobes.

BEDROOM 1
12' 0" x 10' 0" (3.68m x 3.07m)
Rear facing window. Radiator.

BEDROOM 2
14' 1" x 10' 7" (4.31m x 3.23m)
Front facing window. Radiator.

BEDROOM 3
11' 9" x 5' 8" (3.6m x 1.74m)
Sloping ceiling with roof lights. Radiator. Built in wardrobes.

SHOWER ROOM WITH WC
6' 4" x 5' 8" (1.94m x 1.74m)
Low level WC and vanity wash basin. Shower enclosure.

OUTSIDE
The property stands well back from the road providing generous off-street parking via a tarmacadam drive which also extends to the front of the property. There is a double gated access which provides additional car space to the side of the property and this leads to a single garage.

To the rear of the property is an extensive area of garden. Immediately to the rear of the property is an attractive gravelled patio/seating area, shaped lawn with brick edging and this extends via steps which leads to a further expanse of mature garden featuring extensive lawn, which is sloped and well planted side borders. Towards the far perimeter of the property views are on offer over the rooftops of the village and open countryside beyond. The garden also features a useful greenhouse and also a timber workshop and shed.

FLOOR AREA
From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING
The property benefits from oil fired central heating to radiators. The boiler (installed 2024) also provides domestic hot water.

DOUBLE GLAZING
The property benefits from sealed unit double glazing

throughout.

SERVICES
Mains water electricity and drainage are connected.

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

COUNCIL TAX BAND
East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed)

NOTES
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.

WHAT'S YOURS WORTH?
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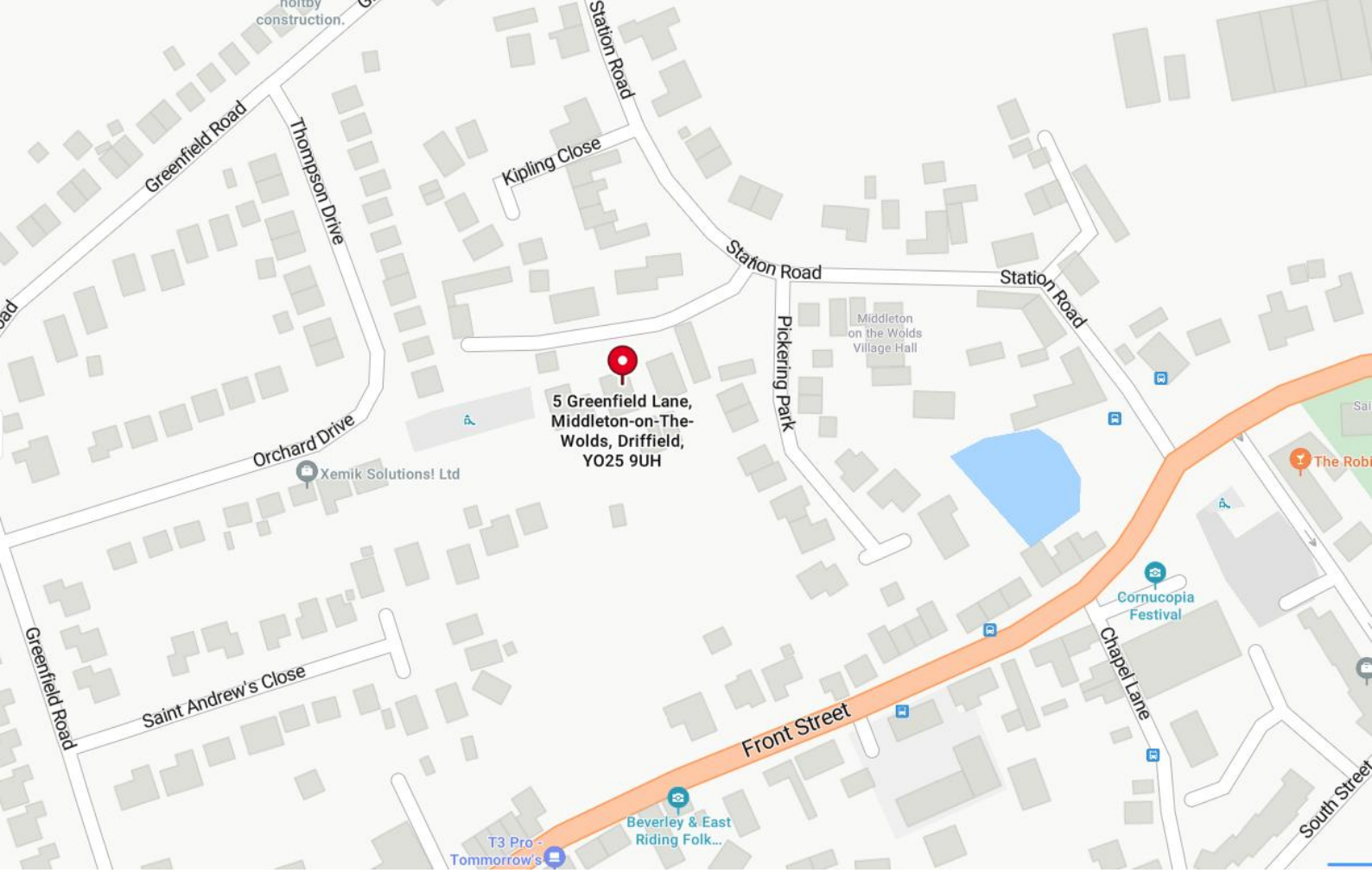
*by any local agent offering the same level of service.

VIEWING
Strictly by appointment with Ullyotts.

Regulated by RICS

The digitally calculated floor area is (TBC). This area may differ from the floor area on the Energy Performance Certificate.


holtby
construction.
Station Road
Greenfield Road
Thompson Drive
Kipling Close
Station Road
Station Road
Pickering Park
Middleton
on the Wolds
Village Hall
5 Greenfield Lane,
Middleton-on-The-
Wolds, Driffield,
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Xemik Solutions! Ltd
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