







An exclusive and secluded development of nineteen high quality homes set close to the centre of the Picturesque village of Middleton on the wolds.

Middleton Park

Middleton on the Wolds, Driffield YO25 9UA



	Type A - 3 Bed
	Type B - 3 Bed
	Type C - 2 Bed
	Type D - 2 Bed



This quality new build development close to the centre of the popular rural village of Middleton on the Wolds, provides a selection of two bedroom terraced and semi detached houses and 4 three semi detached houses with side drives and garages in a courtyard development, set back from the main street, yet within easy travelling distance of Beverley, Pocklington, Bridlington and Driffield.

Sole Selling Agents: Stanifords Beverley Office

3 Sow Hill Road, Beverley, HU17 8BG

Tel: 01482 866304 E-mail: bevsales@stanifords.com

Full details available on request, along with plot reservation procedure.

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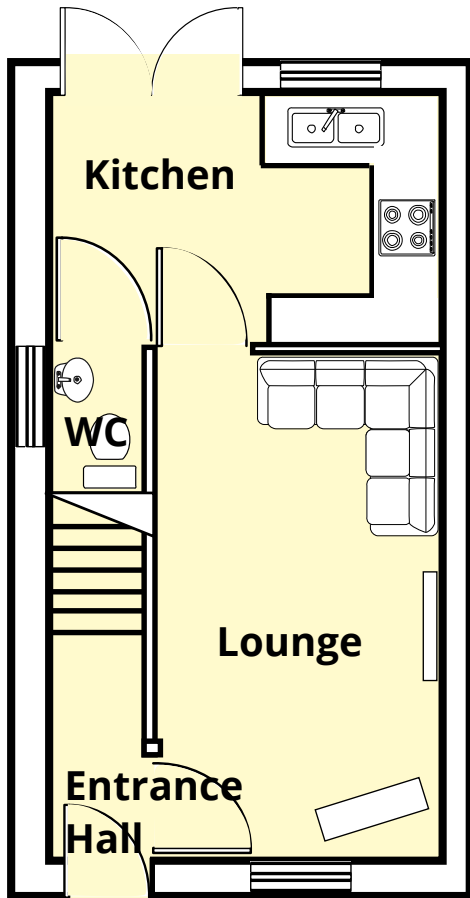
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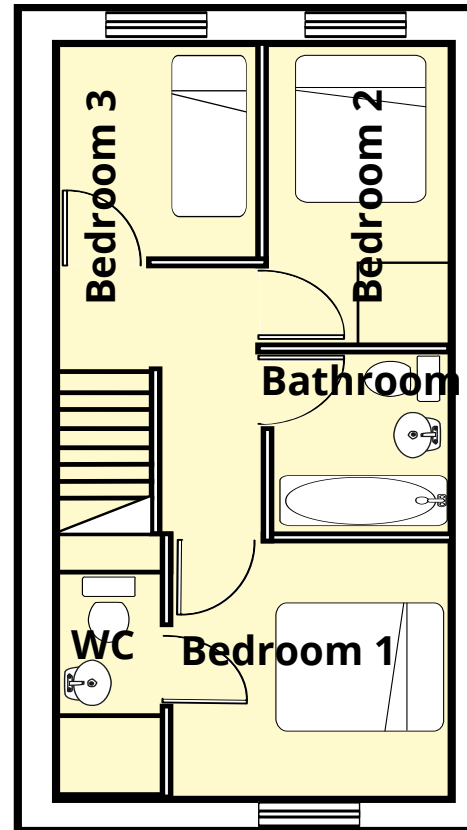
HOUSE TYPE A

Three Bedroom | 772 sq ft gross internal



Ground floor

- Entrance Hall
- Lounge
- Kitchen
- Separate WC



First Floor - Three Bedrooms

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom*

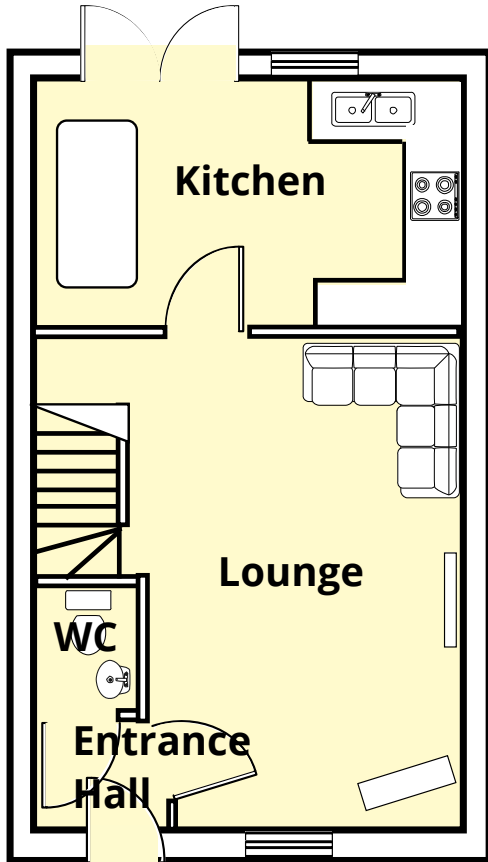


*See general specification for full details

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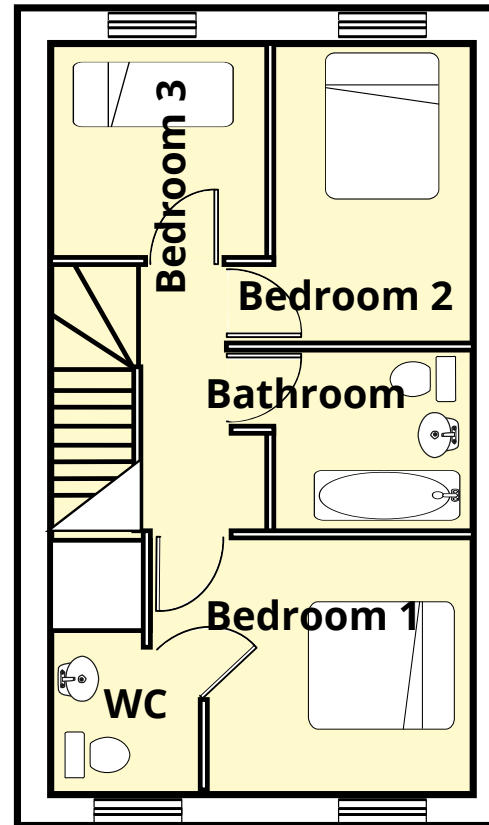
HOUSE TYPE B

Three Bedroom | 861 sq ft gross internal



Ground floor

- Entrance Hall
- Lounge
- Dining Kitchen
- Separate WC



First Floor - Three Bedrooms

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom*



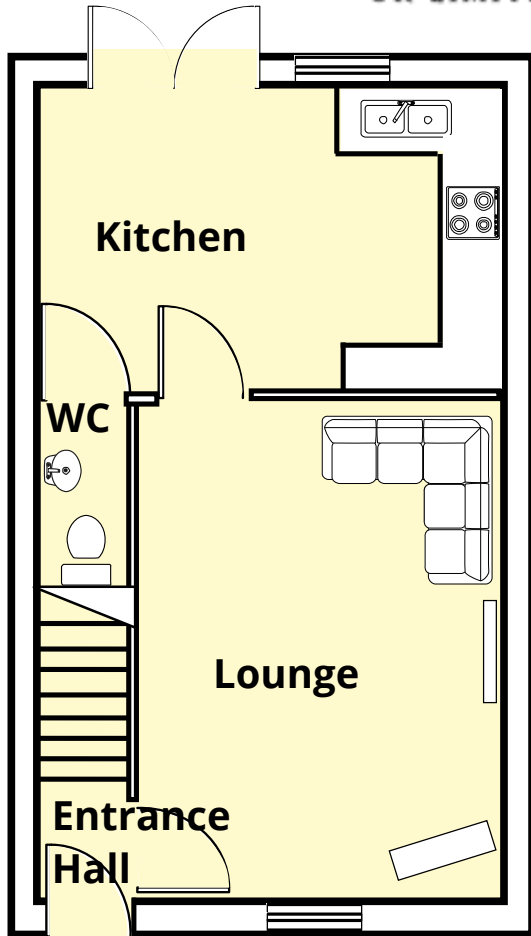
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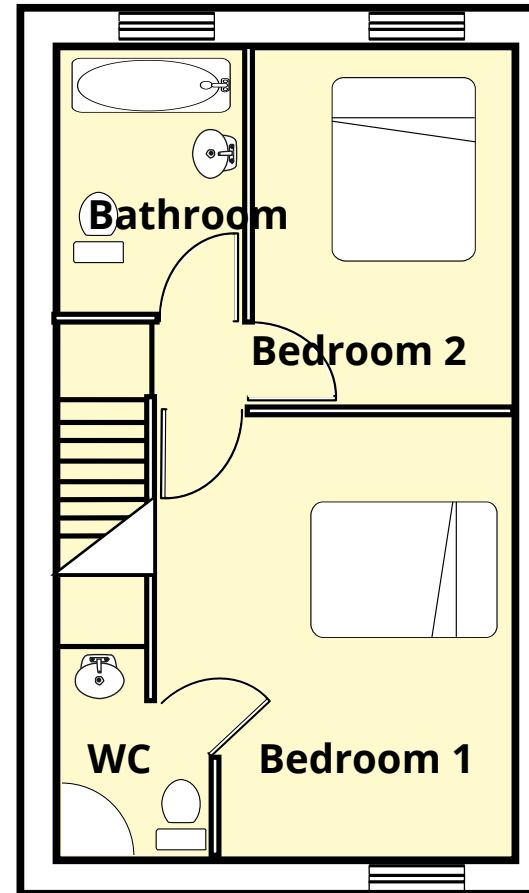
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HOUSE TYPE C

Two Bedroom | 731 sq ft gross internal



- Ground floor**
- Entrance Hall
- Lounge
- Kitchen
- Separate WC



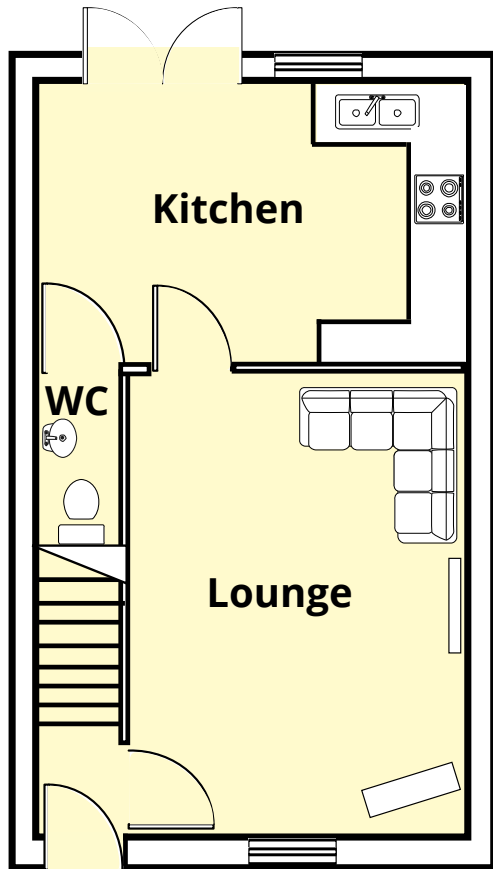
- First Floor - Two Bedrooms**
- Bedroom One
- Bedroom Two
- Bathroom*



*See general specification for full details

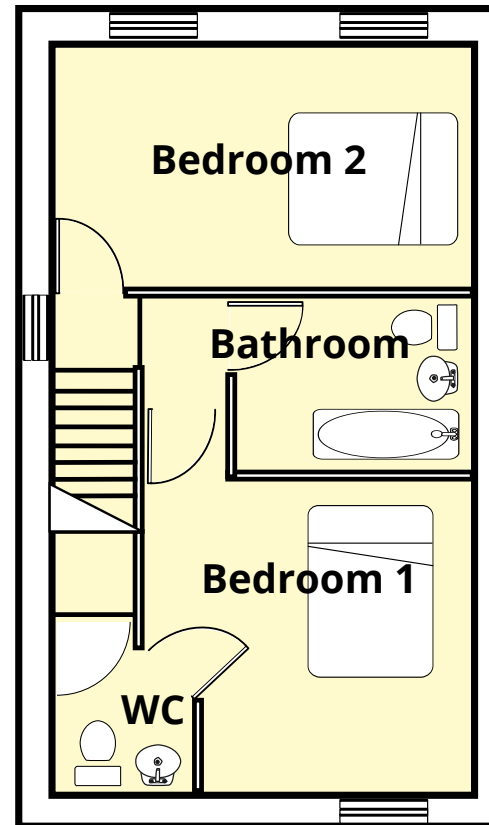
HOUSE TYPE D

Two Bedroom | 758 sq ft gross internal



Ground floor

- Entrance Hall
- Lounge
- Dining Kitchen
- Separate WC



First Floor - Two Bedrooms

- Bedroom One
- Bedroom Two
- Bathroom*



*See general specification for full details

Tenure & Services

The properties are to be sold Freehold with Mains Water, Electricity and Drainage.

Construction

Constructed of Ytong energy block with full fill cavity and facing brick double pitched roof with traditional tile covering.

Windows

uPVC double glazed high performance windows.

Floor Coverings

Floor coverings to be provided throughout.

Decorations

Internal wall and ceilings painted in magnolia white emulsion respectively. Woodwork to be finished in white gloss.

Property Specifications

Central Heating

Under floor heating with Air Source Heat Pump.

Doors

Panelled security doors of composite construction.

Veneered internal doors with chrome door furniture.

Electrical

TV sockets provided to the lounge and master bedroom and telephone socket connection to the property itself (external), smoke detectors are provided as appropriate.

Kitchen

A choice of fitted wall and base units available. Fitted kitchen to include dishwasher and washer dryer, fridge freezer, oven, hob, extractor and microwave.

Wall Tiling

Tiling is provided in the form of tiled splash back above working surfaces in the kitchen and the bathrooms will be fully tiled.

Bathrooms

Bathrooms to be fitted with white suites with a choice, depending on plot and stage of construction, of low flush WC and pedestal wash basin with panelled bath with shower over.

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