



**25 Front Street, Middleton on the Wolds, Driffield, YO25 9UA**

• PERIOD DETACHED HOME IN NEED OF MODERNISATION • POTENTIAL FOR DEVELOPMENT (STPP) • LIVING ROOM • DINING ROOM • KITCHEN WITH WALK-IN PANTRY • UTILITY AND STORE ROOM • FOUR DOUBLE BEDROOMS + TWO FURTHER LOFT ROOMS • BATHROOM & WC • WORKSHOP/BARN • NO ONWARD CHAIN • EPC RATING = F •

## Guide Price £360,000

\*\*\* The overage clause has now been removed \*\*\*The original part of this extensive property is late Georgian, with Victorian extension, to provide what is now an extremely large home of nearly 3,000ft<sup>2</sup> including the cellar. Records show that from 1866, the outbuildings and site operated as a builder's yard. The property has been a family home for several generations, but it is now being offered to the open market as a wonderful opportunity for the right buyer with vision to restore the property to its full potential.

After modernisation and with the creation of a walled garden the property would be a magnificent home for a family. The outbuildings have scope for development, and the current owner has approached East Riding of Yorkshire Council and obtained a report from Highways Specialist Advice, who have given their approval on the possibility of erecting 1 or 2 properties within the footprint of the workshop. A copy of this report is available upon request.

The property has many characteristic features including the original Victorian maid's bells and servant's rear staircase; with large rooms typical of its period era. The original entrance hall of the house has a lovely tiled floor with period staircase to the first floor.

To the front of the property is a spacious living room, and moving back down the length of the house, is the sitting room / dining room which leads into the large family kitchen, with solid fuel Aga and walk-in pantry. Off the kitchen is the entrance door to the rear of the property. From here you will find a good-sized utility room, study and steps down to the cellar.

To the first floor is a spacious landing leading to four double bedrooms and a generous family bathroom and an additional separate WC. A further staircase leads to two large attic rooms that offer great versatility of use, with one previously being used as a 5<sup>th</sup> bedroom. The property benefits from oil central heating, as well as the solid fuel aga in the kitchen and two coal fires.

Moving outside, this is where you discover further potential for development, and buyers will have different ideas of what they would like to create. The original wagon shed is an ideal place for those looking for a workshop, gym or possible development into a residential annex / holiday accommodation. There are steps leading to a first floor, adding even more space. If you are looking to develop the site, the footprint of around 1,700ft<sup>2</sup> could be the basis of applying for planning permission for a conversion of the existing building or replacement with up to two new dwellings. By demolishing the ancillary outbuildings, a great deal of land can be reclaimed for gardens, for the main house and any development.

It is not often such an opportunity comes to the market. This property could be transformed into a beautiful family home and the outside areas could create a superb garden.

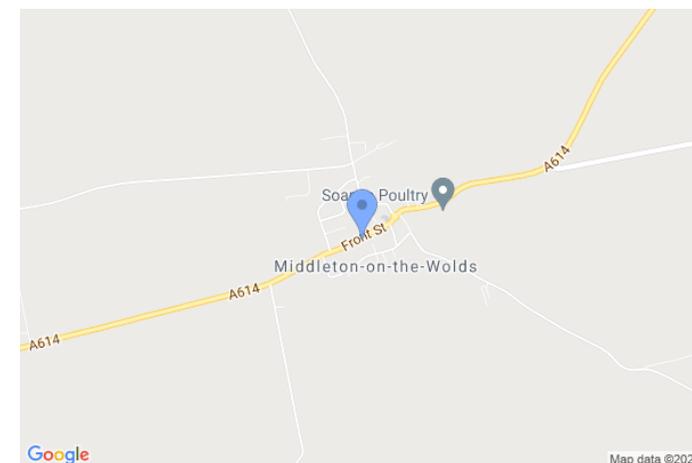
### Location

Located on the A614 making it ideal for commuting to Hull, Beverley, York, and further afield with the M62 being only around 18 miles. The market towns of Driffield and Pocklington are only about 8 and 10 miles respectively.

Bridlington on the east coast is around 20 miles. The village has a public house, recreation ground and primary school.

### Directions

Approaching from Market Weighton direction the property is on the right hand side identified by our For Sale board.





**SPACIOUS PERIOD FAMILY HOME WITH PLENTY OF SCOPE FOR ENHANCEMENT**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G	26	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains electric and drainage. Oil central heating.



Address: Front Street, Middleton on the Wolds, Driffeld, Yorkshire, YO25 9UA  
Reference: 842



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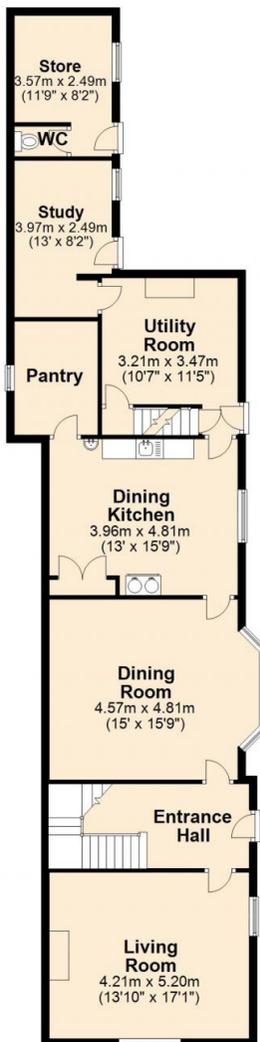


Offices in York, Pocklington and Market Weighton

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### Ground Floor

Approx. 115.8 sq. metres (1246.6 sq. feet)



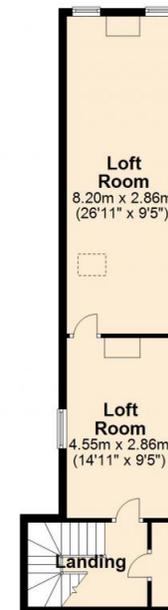
### First Floor

Approx. 96.0 sq. metres (1033.7 sq. feet)



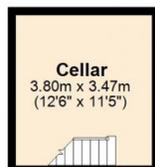
### Second Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



### Basement

Approx. 13.2 sq. metres (142.0 sq. feet)



Total area: approx. 270.3 sq. metres (2909.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using PlanUp.

### Disclaimer

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