



West Lodge, Back Lane South | Middleton. YO62 5JF

West Lodge is a semi-detached two bedroom modern house situated in the much sought after village of Middleton.

The well planned accommodation lies on two floors comprising open plan living room/kitchen and cloakroom on the ground floor with two bedrooms and bathroom on the first floor all of which enjoys the benefit of gas fired central heating and double glazing. Externally there is parking and low maintenance rear garden.

Middleton lies approximately two miles West of Pickering; village amenities include church, village inn and petrol station with small supermarket.



Guide Price £225,000

West Lodge, Back Lane South, Middleton



Accommodation Comprises

Entrance door

Leads to:

Open Plan Living Room and Kitchen

Living room with central heating radiator, double glazed window to the front elevation, feature fireplace having wooden surround with coal effect electric fire, spot lighting to ceiling and stairs to first floor landing.

Kitchen with single drainer sink unit set within rolled edge work surfaces with mixer tap over, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven with four ring hob and extractor canopy over, space for undercounter fridge, plumbing for automatic washing machine, central heating radiator, spot lighting to ceiling and door the rear garden. Door opening to cloakroom and understairs storage area..

Cloakroom

Housing wash hand basin with tiled splash backs and low flush w.c. There is a double glazed window to the rear elevation, central heating radiator, extractor fan.

First Floor



Landing

With access to roof space.

Bedroom One

With double glazed window to the front elevation, alcove and central heating radiator,

Bedroom Two

With double glazed windows to the side elevation and central heating radiator.

Bathroom

Comprising panelled bath with shower attachment over and shower screen, pedestal wash hand basin, low flush w.c., wall tiling, extractor fan, strip lighting and shaver point. There is a double glazed velux window and central heating radiator.



Outside

Walled, low maintenance gravelled area to the front and gated access to the front door, gated driveway to the side leading to low maintenance rear garden being gravelled with retaining wall and trellis above.



Services

Mains electricity, gas, water and drainage are connected.

West Lodge, Back Lane South | Pickering

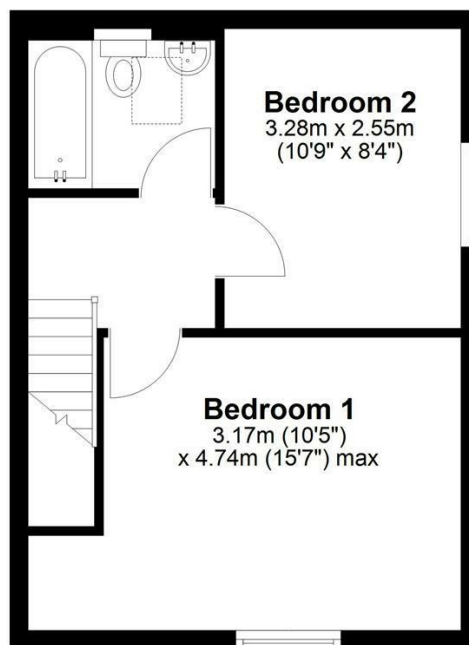
Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)

West Lodge, Middleton

VIEWING

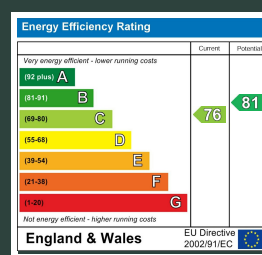
By telephone appointment with the Agents., Pickering Office. Tel: 01751 472724 .

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

C



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