

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## DELFIN HOUSE BACK LANE SOUTH, MIDDLETON, YO18 8NU

**A substantial and well maintained house located in a highly sought after area of the village**

**Entrance Hall**

**Cloakroom**

**uPVC Double Glazing**

**Sitting Room**

**Four Bedrooms**

**Drive Parking**

**Dining Kitchen**

**(Master en suite)**

**Front & Rear Gardens**

**Utility Room**

**Family Bathroom**

**Double width Garage**

**Dining Room**

**Gas Central Heating**

**EPC Rating C**

**PRICE GUIDE: £485,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

Back Lane South, as the name might suggest, is a quiet lane that runs behind the main street of Middleton on its Southern side. The street is lined with an array of mostly detached and quite sizeable houses and has open fields to its southern flank. Delfim House is a detached, brick built house believed to have been built in the 1980's. It has a Southerly front aspect with a brick set drive and lawn and additional garden to the rear. Attached to its Western gable is a double width garage.

Inside, and from a central entrance hall there is a good sized sitting room that extends the full depth of the house. This links to a dining kitchen with a utility room and the property also has a separate dining room overlooking the front garden. Upstairs there are four bedrooms, the master having an en suite shower room and fitted wardrobes. The other three bedrooms are served by the family bathroom and there is also a significant loft space. Delfim House has uPVC double glazing and gas central heating coming from a recently replaced 'Worcester' boiler.

The front lawn is edged by a good level of screening shrubs and bushes. A footpath runs around the house offering access to the rear garden that is made up of lawn, flagged patio, heather planting and some kitchen/flower beds. It also boasts a green and summer house.

## General Information

**Location:** Middleton is a small village just over a mile to the West of Pickering and has a Post Office, village pub and petrol station that includes a newly refurbished Spar selling all your everyday essentials. Pickering provides the usual facilities of a small market town together with recreational amenities including swimming pool, leisure centre, the Beck Isle Museum and the famous North York Moors Steam Railway.

**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Double Glazing.

**Council Tax:** We are informed by Ryedale District Council that this property falls in band F.

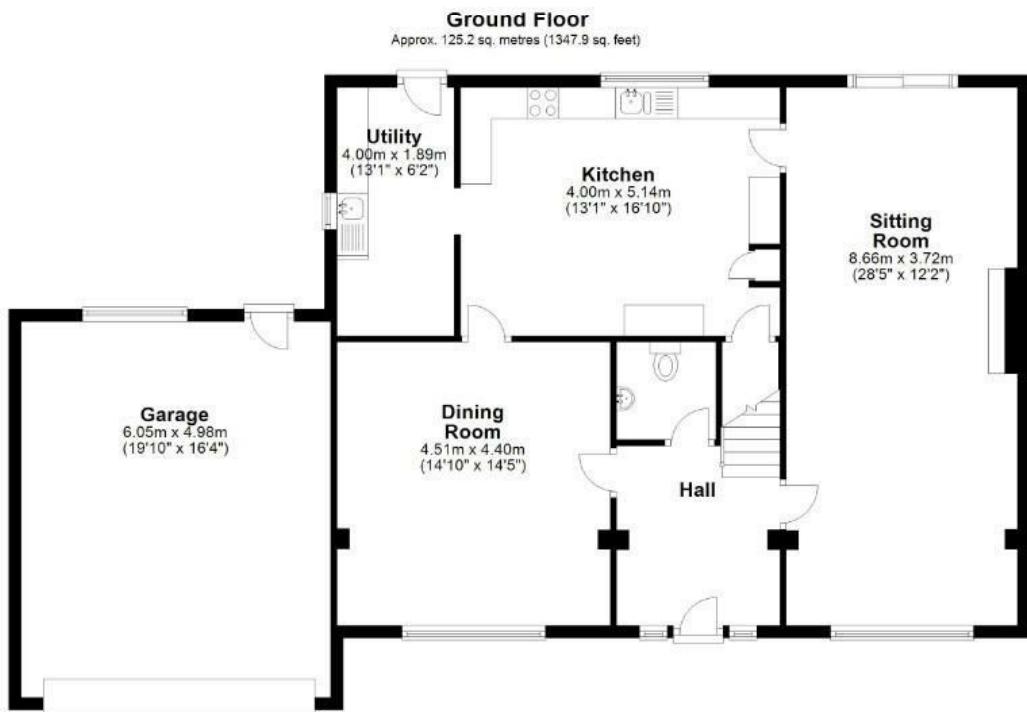
**Tenure:** We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

**Viewing Arrangements:** Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

**Directions:** Travelling West from Pickering along the A170 (towards Kirkbymoorside) Middleton is the first village you pass through. Take the first available left turn after the petrol station (West View) and then turn right onto Back Lane South. Delfim House is a few hundred yards along the street on your right hand side, indicated by a Rounthwaite & Woodhead 'For Sale' board.



## Accommodation



Total area: approx. 207.2 sq. metres (2229.9 sq. feet)  
Delfim House, Back Lane South, Middleton

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

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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