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£360,000

27 Butler Drive, Market Weighton, York, YO43 3FU

Beautifully decorated and immaculately presented throughout, this modern four bedroom detached home oozes style and comes with a real wow factor.

Inside you will be presented with an entrance hall, cloakroom with W/C, utility room, a modern open-plan kitchen and dining room complete with bi-fold doors leading out to the beautifully landscaped rear garden, large living room with bespoke media wall and feature fire, master bedroom with ensuite shower, a further three additional bedrooms, and a family bathroom. Another boast for this property is the much sought after south-westerly facing, tranquil, and low maintenance rear garden that is perfect for outdoor entertaining and relaxation. The property is completed by a detached garage, private driveway, and pleasant lawn frontage.

The property is located on a private drive shared with only two other properties, offering good frontage and space, and within walking distance of the town centre. Market Weighton is an increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York, and is central for York, Hull, Beverley and for access to the M62 motorway.

Bedrooms Bathrooms Receptions

4

3

2



MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, gymnasium, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

ACCOMMODATION

ENTRANCE HALL

Entrance door, grey wood effect flooring, radiator, stairs off.

LIVING ROOM

4.43m x 3.94m (14'6" x 12'11")



Feature media wall set in bespoke storage unit with modern electric natural flame effect fire and fitted shelving, ceiling coving, two radiators, windows to front and side.

KITCHEN

3.84m x 3.10m (12'7" x 10'2")



Modern fitted camel high gloss kitchen units with white laminate work surface over, black Lamona sink and drainer with mixer tap, induction hob with extractor over, built-in electric double oven, built-in wine cooler cabinet, integrated fridge and freezer, integrated dish washer, part-tiled walls, cupboard housing wall mounted gas central heating boiler, under stairs storage cupboard, inset ceiling lighting.

DINING AREA

5.52m x 3.50m (18'1" x 11'5")



Bi-fold doors to rear decked area, grey wood effect flooring, two Velux windows, inset ceiling lighting, floor to ceiling cupboard, bespoke fitted shelving with storage cupboard under, two radiators.

KITCHEN/DINING AREA



Welcoming open-plan kitchen/dining area with bi-fold doors leading to the beautifully landscaped garden, perfect for outdoor entertaining and relaxation.

UTILITY ROOM

1.93m x 1.92m (6'3" x 6'3")

Fitted modern camel high gloss base units with white laminate work surface over, integrated washing machine and tumble dryer, stainless steel sink and drainer with mixer tap, grey wood effect flooring, inset ceiling lighting, extractor fan, radiator, PVCu window and side door to driveway.

CLOAKROOM

1.93m x 1.04m (6'3" x 3'4")



Low flush w/c, pedestal wash hand basin with tiled splash back, grey wood effect flooring, radiator, window to front.

FIRST FLOOR

LANDING

Loft access point, storage cupboard housing hot water cylinder, radiator.

BEDROOM 1

3.44m x 3.11m (11'3" x 10'2")



Ceiling coving, television point, telephone point, radiator, window to front.

EN SUITE

2.27m x 1.53m (7'5" x 5'0")



Shower cubicle with plumbed shower, wall-mounted hand wash basin with mixer tap, low flush w/c with built-in cistern, extractor fan, chrome ladder towel rail, shaver point, part-tiled walls, inset ceiling lighting.

BEDROOM 2

3.11m x 2.97m (10'2" x 9'8")



Television point, telephone point, radiator, window to front.

BEDROOM 3

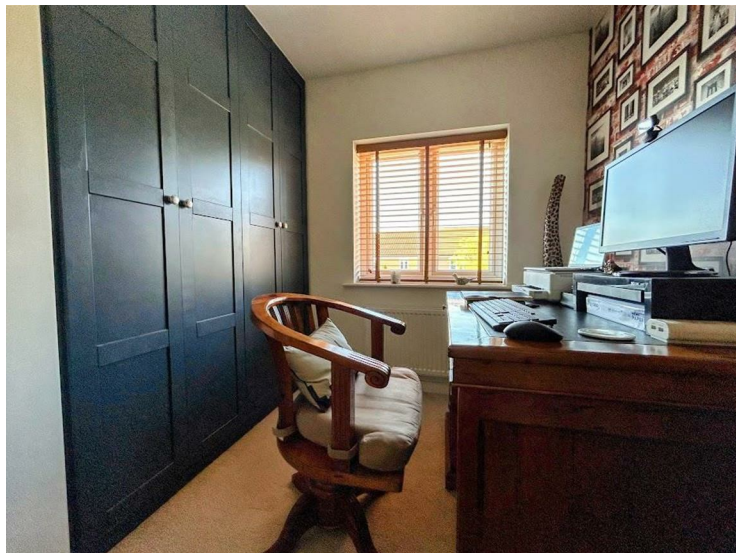
3.59m x 3.12m (11'9" x 10'2")



Radiator, window to rear.

BEDROOM 4

2.83m x 2.61m (9'3" x 8'6")



Built-in wardrobes, radiator, window to rear.

BATHROOM

2.32m x 1.68m (7'7" x 5'6")



Panel bath with plumbed shower over, fitted shower screen, part-tiled walls, wall-mounted wash basin with mixer tap, wall-mounted low flush w/c with built-in cistern, shaver point, extractor fan, inset ceiling lighting, chrome ladder towel rail.

OUTSIDE

REAR GARDEN



Landscaped low-maintenance modern garden laid to light grey stone with raised dark grey decking area complemented by inset lighting, astro turf lawn area, paved patio area with a timber framed pergola, second paved patio area with wall-mounted heater, outside feature lighting, outside tap, timber fenced boundaries, timber gate to driveway.

FRONT GARDEN



Laid to lawn with mature shrubs and flower borders, timber fenced boundaries, paved pathway leading to front entrance porch, and private side driveway leading to garage. Beyond the front garden is a further lawn area and private road shared with only two other properties.

DETACHED GARAGE

5.39m x 2.72m (17'8" x 8'11")

Brick garage with power and lighting, up and over door, side personal door.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Gas central heating.

COUNCIL TAX

Council tax band D.

SERVICE CHARGE

We have been informed by the vendors that there is a service charge of £139.73 every 6 months towards the upkeep of green space and children's play park that form part of the small development.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

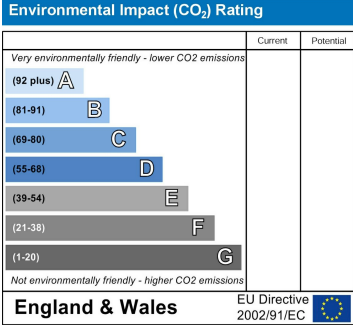
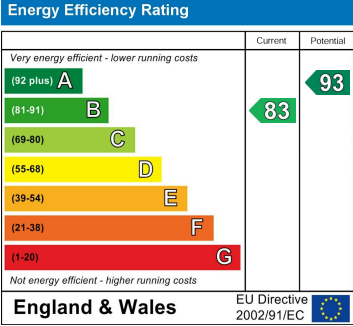
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan

Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 113.7 sq. metres (1223.8 sq. feet)