



High Wold, Market Weighton, York

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A spacious and well-appointed four bedroom detached property set in extensive gardens with woodland, a detached garage and **superb open views over the Yorkshire Wolds.**

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## Summary of accommodation

### Ground Floor

Living room | Dining room | Sitting room | Garden room | Kitchen | Office | Bedroom | Utility | Pantry

### First Floor

Three further bedrooms | Dressing room | Bathroom

### Distances

Pocklington 10 miles, York 22 miles, Malton 27 miles

(All distances and times are approximate)



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## Location

High Wold is a beautifully well-presented property which offers an enviable private position on the edge of the popular market town of Market Weighton. This spacious home offers flexible living over two floors and has the potential to create a separate annexe (subject to any necessary consent).

The nearby town lies equidistant between York and Hull, making it an ideal location for the commuter.

There are good road links via the A1079, which passes the town to the South, linking York, Hull and Beverley. An excellent rail service is from York to London Kings Cross and Edinburgh via the East Coast mainline.

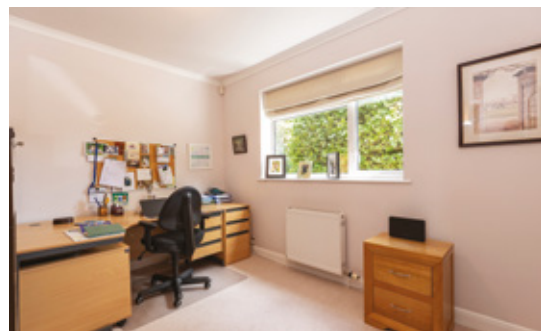
## The property

An entrance porch gives access to a reception hall with a storage cupboard and staircase leading to the first-floor rooms. The large living room enjoys views across the garden and countryside beyond and extends to some 25ft, and there are two large picture windows and an open fire. The sitting room enjoys a cosy room with a full-length window overlooking the garden to the rear and opening into a light and airy garden room.





The breakfasting kitchen is fitted with an excellent range of wooden wall and floor units with granite work surfaces and a range of built-in appliances, including an electric double oven, electric hob and extractor, dishwasher and fridge/freezer, a walk-in pantry and a breakfasting area ideal for relaxed dining. There is also a spacious formal dining room that could be used as an additional reception room with patio doors leading into the garden. To the front of the property is a valuable home office/study. The principal bedroom is well proportioned and enjoys garden views, and has an excellent range of modern fitted wardrobes providing ample hanging and storage. There is an en suite shower room. A utility room completes the ground floor accommodation.



On the first floor, a spacious landing has windows giving good natural light to the front. There are three further double bedrooms, one with a walk-in dressing room. A large family bathroom is fitted with a coloured four-piece suite with a corner panelled bath, walk-in shower, pedestal wash hand basin and low level WC.



## Externally

The property is set back from a private road and is accessed by a sweeping horseshoe drive. A detached double garage with electric roller doors and ample hardstanding allows parking for several vehicles. Formal landscaped and established gardens surround the property with large lawn areas, uninterrupted views across the Wolds, and two planted woodland areas.

## Services

Oil-fired central heating, mains electricity, water and drainage via a septic tank.

## Property information

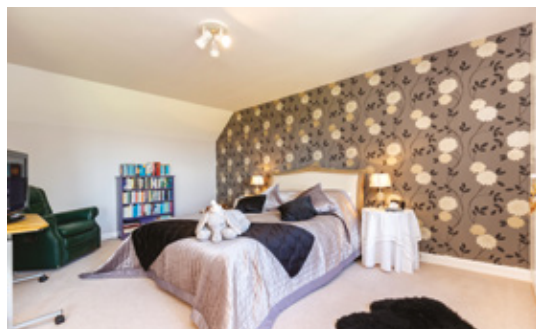
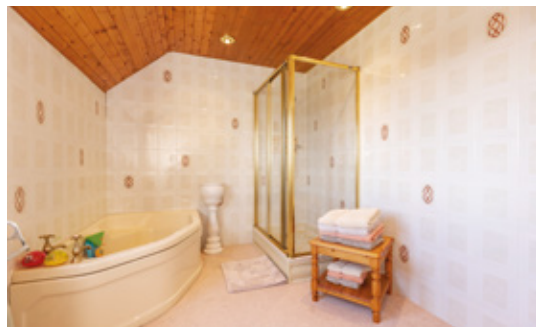
**Tenure:** Freehold

**Local Authority:** East Riding of Yorkshire Council

**Council Tax:** Band F

**EPC Rating:** D

**Guide Price:** £725,000





## Approximate Gross Internal Floor Area

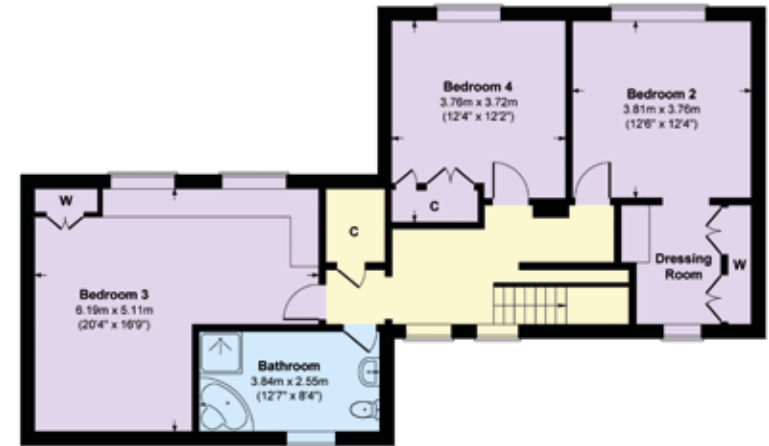
2832 sq ft - 263 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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