



SANDHOLME, MARKET WEIGHTON, YORK YO43

£305,000

NORTH
RESIDENTIAL

A perfect family home on this sought-after development, with a generous garden, ideally located for access to town amenities.

This is an impressively sized home, positioned on an enviable part of this sought-after development. The property has fantastic accommodation of about 1496sqft in total and is perfectly enhanced for modern family living, whilst being situated within a charming and historic market town on the edge of the Yorkshire Wolds. An accessible location, with easy access to the amenities this town has to offer.

This desirable property has outstanding accommodation and benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the town centre with its superb selection of independent retailers. The house benefits from impressive reception space and four generous bedrooms.



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Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band E

EPC Rating
Band C



Property Description.

The good-sized and wide entrance hall leads into the spacious kitchen with a dining area. This offers a perfect space for family life and provides a good range of wall and base units incorporating an integrated gas hob and oven. Double glass doors lead into the private garden from the adjacent family room and there are lovely views from the kitchen onto the open green space of the garden and orchard behind.

The sitting room provides further generous and flexible space. The sitting room has a lovely bay window, the room provides natural light and an impressive reception space. The remaining ground floor accommodation includes a utility with a sink and storage units with plumbing for a washing machine, a WC with white fittings and a study/snug which has an attractive bay window.

The ground floor reception space has been designed to allow full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light. The house accommodation provides the ideal balance for entertaining and accommodating family life.

There are four spacious double bedrooms. The principal bedroom, with a superb range of integrated wardrobes, also has an en-suite shower room with white fittings. Bedrooms two, three and four share the family bathroom which also has white fittings. There is a linen cupboard on the first-floor landing. The house benefits from double glazing throughout and requires some modernisation.



Outside.

There is a lawned garden to the front with ample off-street parking and a single garage. The rear garden is landscaped with lawn, a patio and it is fully enclosed. The patio by the family room is perfect for entertaining being adjacent to the double doors. The garden is private, it has an open aspect to the north-west and provides flexible and impressive outdoor space. The detached garage has an up and over door, a pedestrian door giving rear garden access and there is ample parking space to the front for vehicles.

Services.

Mains services are installed. Gas fired central heating.

Location.

Postcode – YO43 3ND

For a precise location, please use the What3words App [///arrive.charities.brightens](https://www.what3words.com/)







Location.

Market Weighton is a traditional market town, conveniently positioned adjacent to the A1079 for access to Beverley and York. The town has a range of high-quality independent retailers with a major supermarket within walking distance of the high street. Primary and secondary schools are available, together with a range of professional services, sporting, and recreational activities. The Hudson Way on the eastern edge of the town is an attractive walking and cycling route with many opportunities for picnics on the former railway line from Market Weighton to Beverley.

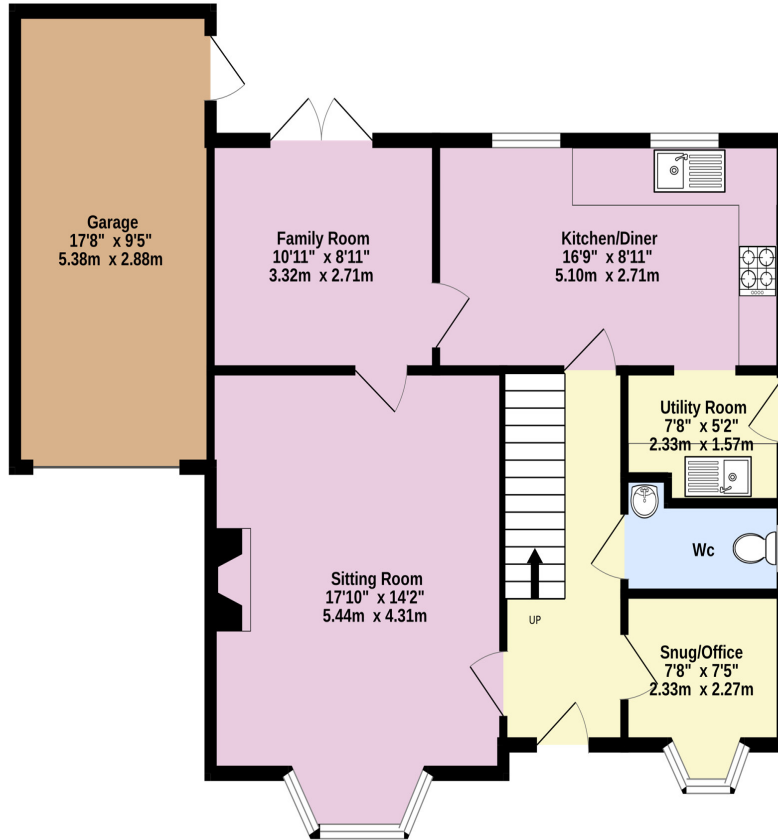
This is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with its beautiful beaches and numerous golf courses are within easy reach. Many pretty villages are close by including South Dalton with the Michelin star Pipe and Glass Inn, Cherry Burton, Etton, and Goodmanham just to the north. Drewton's Farm shop is located about 6 miles to the south and Langlands Garden Centre about 2.3 miles to the west.

Beverley, about 10 miles to the east, is a historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

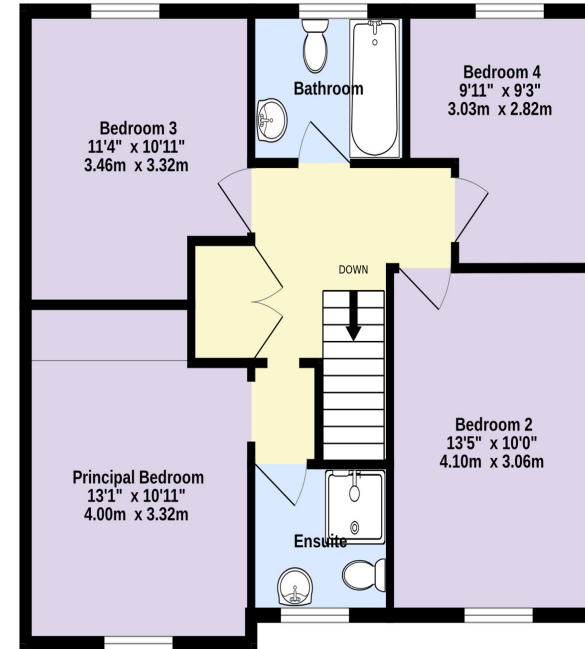
The historic city of York , Leeds and Hull are within reach and commuting distance. York offers an excellent range of high quality, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours. Strong state and independent schools are all with a viable school run.



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

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 June 2024. Photographs and videos dated June 2024.

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