



QUICK & CLARKE
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7 Station View, Little Weighton HU20 3XU
Offers Over £475,000

- Extended and remodelled family house
- Fabulous open plan living dining kitchen
- Four double bedrooms
- Great flexibility of living space
- Quiet cul-de-sac location
- Attractive East Yorkshire Wolds village
- Beautiful setting
- Double garage and parking
- Council tax band E
- EPC rating E

A fabulous family house extended by the current owners to create a superb open plan living dining kitchen and in a beautiful setting in this East Yorkshire Wolds village. Offering great flexibility of living space and boasting four double bedrooms, the master having an en-suite shower room.

The house is situated in a quiet cul-de-sac in a leafy setting adjacent to the old railway station and in convenient walking distance of the shop, primary school and pub.

LOCATION

The property is located on the small cul-de-sac Station View, which is accessed off Rowley Road in the centre of Little Weighton.

The attractive village of Little Weighton is pleasantly situated within the Yorkshire Wolds and has a range of facilities including local village store and Post Office, primary school and renowned public house (now under new management). The village is most convenient for access to Beverley, Hull, Cottingham and is also well placed for access onto the A63/M62 motorway and mainline railway station at Brough, with direct through trains to London Kings Cross.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE HALL

16'8 x 6'3 (5.08m x 1.91m)

Front door with ornate glass panels, stairs to the first floor accommodation with storage cupboard under, oak style laminate flooring and double timber glass panelled doors opening into the living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN

28'4 x 26'3 max (8.64m x 8.00m max)

Although open plan, the room has been intelligently split into the three areas incorporating the kitchen, dining and living spaces. Having been extended with the living area having glass to three sides along with rooflights, there are also bifold doors off the dining area leading onto the patio. Built in floor to ceiling cupboards, a feature radiator and engineered hardwood flooring in the dining and living areas. The room has a fabulous light and bright ambience with extensive garden views.

The kitchen offers a range of wall and base storage units with solid oak fronts and granite worksurfaces with matching upstand and beech breakfast bar. Neff five ring induction hob with extractor over and granite splashback. Franke 1 1/2 bowl sink and drainer, Neff double oven, Siemens integrated dishwasher and Whirlpool American style fridge freezer.

LIVING ROOM

16'9 x 12'4 (5.11m x 3.76m)

A very well-proportioned room with bay window to the front elevation, the focal point being a gas (LPG) living flame fire set in wooden surround with granite hearth and back.

STUDY

Built-in desk, cupboard space and additional shelving with window to the side elevation and a continuation of the engineered hardwood flooring.

UTILITY ROOM

8'10 x 6'10 (2.69m x 2.08m)

Wall and base storage units with white fronts and butchers block worksurfaces, stainless steel sink and drainer, partially tiled walls, space and plumbing for washing machine and tumble dryer. French doors opening out onto the rear garden, partially tiled walls and integral door through to the garage.

CLOAKROOM

5'3 x 3' (1.60m x 0.91m)

Low level WC and wash basin.

FIRST FLOOR LANDING

Velux rooflight, airing cupboard housing the hot water tank and further storage cupboard.

BEDROOM 1

12'5 x 11'6 (3.78m x 3.51m)

Window to the front elevation.

EN-SUITE SHOWER ROOM

9'2 x 4'9 (2.79m x 1.45m)

Three piece sanitary suite comprising shower cubicle with power shower, pedestal wash basin and low level WC, window to the side elevation.

BEDROOM 2

13' x 10'1 (3.96m x 3.07m)

Window to the rear elevation.

BEDROOM 3

10'4" x 10'2" (3.15m x 3.12m)

Window to the rear elevation and fitted wardrobes.

BEDROOM 4

12'4" x 10'5" (3.78m x 3.18m)

Window to the front elevation.

BATHROOM

Panelled bath with separate thermostatic power shower over, pedestal wash basin and low level WC, along with tiled walls.

OUTSIDE

The property is set back from the cul-de-sac with a wide brick sett drive providing ample parking for a number of cars. The garden at the front has been laid under lawn and is open plan in keeping with the rest of the cul-de-sac. Access can be gained to the rear garden, through timber gates, to either side of the house.

The rear garden is generously sized for a property of this type and largely lawned with a patio area attractively positioned adjacent to the bifold doors leading from the dining room. There is a further seating area to the corner of the garden. The garden encompasses three sides of the property with a large vegetable plot on one side bordered by timber sleepers. On the other side of the property is a shed and a greenhouse. There is a further enclosed area to the rear for composting. The rear garden benefits greatly from a number of trees, which creates a fabulous backdrop for this lovely village property.

GARAGE

16'8 x 19'11 (5.08m x 6.07m)

Two up & over doors, wall mounted Worcester Bosch boiler and courtesy door providing access to the side of the property. Supplied with light and power, there is also a door through to the utility room.

SERVICES

Mains water, drainage and electricity are available or connected to the property.

CENTRAL HEATING

The property benefits from an LPG gas fired central heating system. The LPG tank is shared by all properties on the cul-de-sac and is metered separately for each property.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



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