Ground Floor



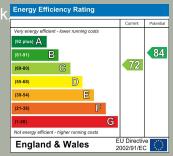
This plan is for illustrative purposes only. Plan produced using PlanUp.

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60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating YO43 3AL 01430 874000

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



103, Shipman Road, Market Weighton, YO43 3RA £365,000





This four-bedroom double-fronted detached property is located on an enviable corner plot with a block-paved driveway and a double garage offering ample parking. Upon entering, you'll be greeted by an inviting entrance hall, complete with a convenient cloakroom. The spacious sitting room has double doors connecting to the dining room, creating a perfect flow for entertaining. French doors from the dining room open onto the rear garden. Fitted kitchen with convenient access to the utility with rear access. For those who work from home or need a versatile space, the office/playroom, currently repurposed as a boot room, sits adjacent to the kitchen. Upstairs, four spacious bedrooms await. The master bedroom boasts an en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms. As you step outside into the rear garden, you'll find a peaceful oasis. A potting shed area and raised beds cater to the green thumb in your family along with a peaceful and private seating area.

Tenure: Freehold. East Riding of Yorkshire Council Band E.





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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, radiator. Stairs leading to first floor.

WC

Two piece white suite comprising low flush WC and wash hand basin with tiled splashback. Radiator, laminate flooring.

SITTING ROOM

4.95m x 3.44m (16'2" x 11'3")

Two radiators, ceiling coving, laminate flooring. Television point, telephone point, double doors leading to dining room.

DINING ROOM

3.44m x 2.84m (11'3" x 9'3")

Radiator, ceiling coving, laminate flooring. French doors leading to rear garden.

KITCHEN

4.78m x 2.64m (15'8" x 8'7")

Fitted with a range of wall and base units comprising complimentary worksurfaces, eye level double oven, gas hob with extractor hood over. One and a half bowl stainless steel sink unit, plumbing for dishwasher. Partially tiled walls, tiled flooring, radiator.

STUDY

2.66m x 2.64m (8'8" x 8'7")

Sits adjacent to the kitchen, currently used as a boot room, laminate flooring, radiator.

UTILITY ROOM

Fitted base units comprising single drainer sink unit, plumbing for automatic washer. Partially tiled walls, tiled flooring, extractor fan, radiator. Rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space which is fully board with light and ladder. Cupboard housing hot water cylinder.

BEDROOM ONE

4.98m x 3.44m (16'4" x 11'3")

Fitted wardrobes to one wall, radiator.

EN-SUITE

Three piece white suite comprising step in shower

cubicle, low flush WC and pedestal wash hand basin. Partially tiled walls.

BEDROOM TWO

3.38m x 2.71m (11'1" x 8'10")

Fitted wardrobes to one wall, radiator.

BEDROOM THREE

3.57m x 2.71m (11'8" x 8'10") Radiator.

BEDROOM FOUR

3.06m max x 2.84m max (10'0" max x 9'3" max) Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low flush WC. Partially tiled walls, extractor fan, radiator.

OUTSIDE

Located on an enviable corner plot with a block-paved driveway and a double garage offering ample parking. The rear garden, you'll find a peaceful oasis. A potting shed area and raised beds cater to the green thumb in your family along with a peaceful and private seating area. Walled boundaries with side gated access.

DOUBLE GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, drainage and gas.

APPLIANCES

No appliances have been tested by the Agent.











