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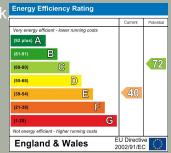
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuatic service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.



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.



Bretwalda, Goodmanham, YO43 3HG £575,000





A wonderful opportunity to acquire a traditional family home, standing in approximately 4.55 acres of land. Located in a conservation area, the property commands a prominent position at the heart of the popular village of Goodmanham which is close to the town of Market Weighton and a wide array of local amenities. The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, day room/office, cloakroom, utility room, store, four first floor bedrooms, shower room and bathroom. The rear garden which enjoys a stunning open access is laid to lawn and provides access to a further wild flower garden and vegetable plot. The paddock is currently laid to grass and extends to the old railway line and stream beyond. A unique opportunity not to be missed, early inspection is advised.

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



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs leading to first floor.

SITTING ROOM

5.02 x 3.71 (16'5" x 12'2")

Open fire with brick fireplace and hearth, TV aerial point, sliding doors leading to the dining room, patio doors leading to the rear garden.

DINING ROOM

3.29 x 3.71 (10'9" x 12'2")

Radiator.

DAY ROOM

4.33 x 2.73 (14'2" x 8'11")

Fitted desk unit, tiled floor, recessed ceiling lights, two radiators.

KITCHEN

2.71 x 4.95 (8'10" x 16'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level electric oven, electric hob with extractor over. radiator, tiled floor.

UTILITY

Fitted work top, plumbing for automatic washer, access to roof space, tiled floor, rear entrance door.

WC

Low flush W.C.

STORE

1.98 x 2.73 (6'5" x 8'11") Floor standing oil boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, access to loft space.

BEDROOM ONE

3.29 x 3.38 (10'9" x 11'1")

Radiator.

SHOWER ROOM

Three piece white suite comprising pedestal wash hand basin, low flush WC, step in shower cubicle, radiator, tiled floor, part tiled walls.

BEDROOM TWO

2.04 x 3.71 (6'8" x 12'2")

Fitted wardrobes to one wall, radiator.

BEDROOM THREE

2.71 x 2.90 (8'10" x 9'6")

Two fitted cupboards, one housing hot water cylinder, radiator.

BEDROOM FOUR

2.72 x 1.92 (8'11" x 6'3")

Radiator.

BATHROOM

Three piece white suite comprising pedestal wash hand basin, low flush WC, corner bath with shower over, radiator, part tiled walls, chrome ladder style radiator.

OUTSIDE

There are gardens surrounding the property laid mostly to lawn. A gateway provide vehicle access to the front. The rear garden provides access to a wild flower and vegetable plot, beyond is the grass paddock which extends to the old railway line and stream. Plans available from the Market Weighton office.

ADDITIONAL INFORMATION

CLAW BACK CLAUSE

The property is sold with a claw back clause on the land to the rear of the property. If this land is sold within 30 years of the sale of the property the current vendors will be entitled to 50% of any uplift in value.

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.













