



Station Farm, 9, St. Helens Square,
Market Weighton, YO43 3AT
£575,000



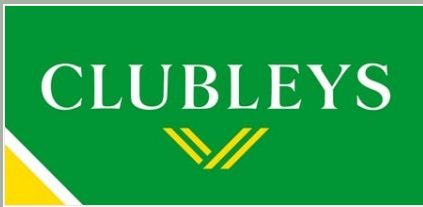
ABOUT THE PROPERTY

Station Farm is a charming period property, believed to have been built in the late 1700s or early 1800s. This former farmhouse has been lovingly maintained by its current owners, who have lived there for an impressive 32 years. Nestled in a peaceful setting yet conveniently close to the town centre. The main house boasts a Victorian entrance porch leading to an inviting entrance hall. A sitting room, dining room with an open brick fireplace, lounge, kitchen, and conservatory provide ample living space. The conservatory, a unique feature of the property, is enhanced by a well covered with glass, making it a focal point of the room. The convenience of a utility room and downstairs cloaks/WC further enhances the functionality of this home. Upstairs, five bedrooms, including an en-suite to the main, and a family bathroom ensure comfortable living for the entire family. A modern self-contained annexe offers the flexibility of holiday lets or additional accommodation to the main house. Outside, the garden is a true oasis, especially in the summer months. Landscaped with steps leading up to a lawned garden, a decked area, garden pond, and an array of trees, shrubs, and flowers, it offers a sense of privacy and serenity. Parking is available at the rear, while the front of the property features a lawned area with a brick wall/edging, gated access, and a charming seating area. Station Farm is a rare find, offering a delightful combination of historical charm, modern convenience, and idyllic surroundings. With its spacious living areas, ample bedrooms, and a self-contained annexe, this property caters to a variety of lifestyle needs. Don't miss the opportunity to make this your dream home!

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







ENTRANCE HALL

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

SITTING ROOM

4.10m x 3.87m (13'5" x 12'8")

Featuring a coal effect electric fire with wooden surround and mantle. radiator, telephone point, TV aerial point.

DINING ROOM

4.10m x 4.12m (13'5" x 13'6")

Open brick feature fireplace.

LOUNGE

4.07m x 6.62m (13'4" x 21'8")

French doors leading to the front garden, dual aspect, three radiators, wall light points.

KITCHEN

2.16m x 9.17m (7'1" x 30'1")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl composite sink unit and drainer, four ring gas hob, electric oven and grill, stainless steel extractor hood, breakfast bar, partially tiled walls, tiled floor, recessed ceiling lights, wall light points, fitted cupboard housing gas fired central heating boiler, radiator, PVC rear entrance door leading to rear garden, door leading to conservatory.

CONSERVATORY

3.01m x 2.79m (9'10" x 9'1")

A unique feature of the conservatory is a well covered with glass, making it a focal point of the room. French doors leading to rear garden, tiled floor, PVC windows to three sides, polycarbonate roof.

CLOAKROOM/WC

Two piece white suite comprising low flush WC and wash hand basin set on vanity unit, chrome ladder style radiator, tiled floor, fully tiled walls, wall light point.

UTILITY

2.06m x 1.77m (6'9" x 5'9")

Plumbing for automatic washing machine, tiled floor, space for fridge freezer.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator.

BEDROOM 1

4.31m x 4.72m (14'1" x 15'5")

Triple aspect, wall light points, radiator, TV point, fitted cupboard housing hot water cylinder.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set on vanity unit, recessed ceiling lights, wall light points, fully tiled walls, tiled floor, chrome ladder style radiator, extractor fan.

BEDROOM 2

4.23m x 4.10m (13'10" x 13'5")

TV point, wood flooring, radiator.

BEDROOM 3

3.38m x 3.79m (11'1" x 12'5")

Radiator, fitted cupboard.

BEDROOM 4

2.46m x 3.55m (8'0" x 11'7")

Radiator.

BEDROOM 5

2.32m max x 3.21m (7'7" max x 10'6")

Radiator.

BATHROOM

Three piece suite comprising panel bath with shower over and shower screen, pedestal wash hand basin, low flush WC, chrome ladder style radiator, tiled floor, recessed ceiling lights, partially tiled walls.

ANNEXE

OPEN PLAN SITTING ROOM

5.75m x 2.90m max (18'10" x 9'6" max)

PVC front entrance door, wall light points, two radiators, Velux windows.

KITCHEN

3.12m x 2.14m (10'2" x 7'0")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, four ring electric hob and oven, stainless steel extractor hood over, partially tiled walls, wood effect flooring.

BEDROOM

4.10m x 2.62m (13'5" x 8'7")

Radiator, fitted wardrobes to one wall.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set on vanity unit, fitted cupboard housing gas fired central heating boiler, chrome ladder style radiator, fully tiled walls, tiled floor, recessed ceiling lights.

OUTSIDE

Outside, the garden is a true oasis, especially in the summer months. Landscaped with steps leading up to a lawned garden, a decked area, garden pond, and an array of trees, shrubs, and flowers, it offers a sense of privacy and serenity. Parking is available at the rear, while the front of the property features a lawned area with a brick wall/edging, gated access, and a charming seating area.

ADDITIONAL INFORMATION

The property is located in Flood Zone 2. For further information please refer to:-

<https://flood-map-for-planning.service.gov.uk/>

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

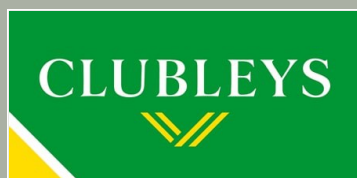
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation 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.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.