# **Ground Floor** 2.69m x 5.42m (8'10" x 17'9") First Floor Kitchen Dining 3.29m (10'10") ma x 2.88m (9'5") **Bedroom 1** 4.32m x 2.20n (14'2" x 7'3") Sitting Room Office 5.03m x 2.46m (16'6" x 8'1") Bedroom 2 Bedroom 3 2.67m x 2.69n (8'9" x 8'10")

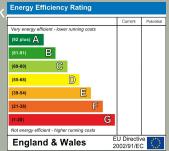
Total area: approx. 103.8 sq. metres (1117.8 sq. feet) This plan is for illustrative purposes only. Plan produced using PlanUp.

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

mw@clubleys.com



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.



19, Dixon Close, Market Weighton, YO43 3RE £219,950



area. Boasting generous living space, the property features a spacious conservatory spanning the rear width, providing an inviting retreat for relaxation and entertainment. The converted garage offers versatile additional space, ideal for an office or playroom, enhancing the home's functionality and adaptability to varying needs. The accommodation comprises an entrance hall leading to a well-appointed sitting room with an adjoining dining area, boasting patio doors that open onto the conservatory. The fully fitted kitchen seamlessly connects to the adjacent office space. Upstairs, three bedrooms await, including a master bedroom with an en-suite, along with a contemporary family bathroom. Outside, a driveway for two cars at the front and a delightful rear garden, which benefits from being south-facing and features a pergola seating area, lawn, and raised gravel section, provide ample space for outdoor enjoyment. Additionally, the property boasts an electric charging point and fibre connectivity, ensuring modern convenience and sustainability. Ownership of solar panels further enhances energy



ZOOPLO





# THE ACCOMMODATION COMPRISES

#### **ENTRANCE HALL**

Front entrance door, laminate wood flooring, radiator, ceiling coving.

# SITTING ROOM & DINING AREA

7.07m max x 3.26m max (23'2" max x 10'8" max) Wall mounted electric fire, oak fireplace with stone hearth, T.V. aerial point, telephone point, radiator, stairs to first floor, ceiling coving, patio doors to Conservatory.

#### **KITCHEN**

3.29m max x 2.88m max (10'9" max x 9'5" max) Fitted with a range of wall and base units comprising work surfaces, eye level double oven, gas hob with extractor hood over, stainless steel sink unit, integrated dishwasher, laminate wooden flooring, radiator, ceiling coving, recessed ceiling lights, fitted cupboard, under unit lighting, part tiled walls.

### **OFFICE**

5.03m x 2.46m (16'6" x 8'0")

Radiator, cupboard housing wall mounted gas fired central heating boiler.

# **CONSERVATORY**

2.69m x 5.42m (8'9" x 17'9") Laminate wood flooring, radiator, plumbing for automatic washing machine.

### FIRST FLOOR ACCOMMODATION

## LANDING

Access to loft space with boarded ladder and light, airing cupboard housing hot water cylinder, radiator.

### **BEDROOM 1**

4.32m max x 2.59m max (14'2" max x 8'5" max) Radiator, ceiling coving.

### **EN-SUITE**

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, part tiled walls, radiator, extractor.

#### BEDROOM 2

2.67m x 3.16m (8'9" x 10'4") Recessed ceiling lights, radiator, ceiling coving.

## **BEDROOM 3**

2.67m x 2.69m (8'9" x 8'9") Radiator, ceiling coving.

#### **BATHROOM**

Three piece suite comprising panelled bath with shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, part tiled walls, tiled floor, chrome heated towel rail, extractor.

### **OUTSIDE**

Outside, a driveway for two cars at the front and a delightful rear garden, which benefits from being south-facing and features a pergola seating area, lawn, and raised gravel section, provide ample space for outdoor enjoyment.

### ADDITIONAL INFORMATION

Ownership of solar panels further enhances energy efficiency.

We have been provided with the following information from the sellers: The priority of energy created works in the following way: 1. Electricity generated covers the demand of property in real time 2. Surplus electricity generated over the demand of the property is stored in the batteries to be used later when needed 3. When Batteries are full, any further generation is diverted to heating the immersion tank, lessening the demand on the gas boiler.

### **SERVICES**

Mains water, gas, electricity and drainage.

#### **APPLIANCES**

No appliances have been tested by the agent.











