Ground Floor Approx. 42.0 sq. metres (451.7 sq. feet)

First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 84.2 sq. metres (906.8 sq. feet)

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

FREE VALUATIONS FOR SALE

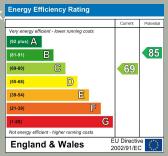
If you are considering selling or letting your property, we offer a free, no obligation valuatic service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All neasurements provided are approximate and for guidance purposes only. If there is any point w 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.



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.



35, Lysander Drive, Market Weighton, YO43 3NQ £299,995













ENTRANCE HALL

CLUBLEYS

PVC Front entrance door, traditional radiator, telephone point, partially panelled walls, ceiling coving, fitted cupboard, parquet flooring.

SITTING ROOM

4.39m x 3.28m (14'4" x 10'9") Feature bay window, traditional radiator, television points, ceiling coving.

WC

Two piece white suite comprising low flush WC and pedestal wash hand basin. Radiator, recessed ceiling lights.

KITCHEN DINER

3.12m max x 5.17m (10'2" max x 16'11") Fitted with a range of base units comprising complimentary solid oak work surfaces, solid oak shelving, one and a half bowl ceramic sink unit, eye level double oven, gas hob with extractor hood over. Recessed ceiling lights, ceiling coving, parquet flooring, traditional radiator. Partially panelled walls, patio doors leading to rear garden, sliding door leading to utility.

UTILITY

Complimentary solid oak worksurfaces, solid oak shelving, wall mounted gas fired central heating boiler, plumbing for automatic washer, plumbing for dishwasher, recessed ceiling lights.

FIRST FLOOR ACCOMMODATION

LANDING

Partially panelled walls, ceiling coving, access to loft space, Airing cupboard housing hot water cylinder,

BEDROOM ONE

4.23m max x 3.28m (13'10" max x 10'9") Partially panelled wall, ceiling coving, television point.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin. Heated towel radiator, partially tiled walls, tiled flooring, recessed ceiling lights.

BEDROOM TWO

2.97m x 2.71m (9'8" x 8'10") Ceiling coving.

BEDROOM THREE

2.97m x 2.38m (9'8" x 7'9") Fitted open wardrobes, ceiling coving.

BATHROOM

Three piece white suite comprising P shaped bath with shower over and shower screen, wash hand basin set in vanity unit and low flush WC. Heated towel radiator, fully tiled walls, tiled flooring, recessed ceiling lights.

GARDEN ROOM

3.59m x 4.48m (11'9" x 14'8")

Fully composite garden room, parquet flooring, wall mounted electric heater, recessed ceiling lights. French doors leading out onto 1 meter of composite decking to rear garden.

OUTSIDE

Outside, the rear garden, complete with a bespoke garden room/office by the Shackhouse Company. offers a secluded space for work or relaxation. This serene retreat is further enhanced by a paved seating area, manicured lawns, and flowers and shrubs, all enclosed by walled and fenced boundaries. A detached garage and driveway add convenience to this truly remarkable home.

GARAGE

Up and over door, power and light, side entrance

ADDITIONAL INFORMATION

SERVICES

Mains electricity, gas, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.









