



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



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



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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.

This exceptional three-bedroom detached home has been meticulously upgraded by the current owners with an eye for quality and style, the property exudes elegance throughout. Boasting recent upgrades including a stunning new kitchen, luxurious bathroom, and oak doors, every detail reflects impeccable taste. The spacious interior features a welcoming entrance hall, a cosy sitting room with a bay window, and a kitchen diner seamlessly flowing to the rear garden through patio doors. Adjacent to the kitchen, a convenient utility room. Upstairs, three bedrooms offer comfort and versatility, with the main bedroom having an en-suite. 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, offering the perfect blend of luxury and practicality.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

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 door.

ADDITIONAL INFORMATION**SERVICES**

Mains electricity, gas, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

