



27, Butler Drive,
Market Weighton, YO43 3FU
£360,000



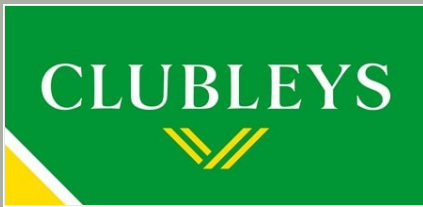
ABOUT THE PROPERTY

Step into a world where modern sophistication meets timeless elegance. This stunning four-bedroom detached family home, located on a private road shared with only two others, is in one of the most sought-after positions. Situated at the edge of the development, it offers good frontage and privacy. The interior, reflecting the owner's impeccable style, blends contemporary design with rich, deep hues and refined furnishings, creating an atmosphere of opulence and comfort. The accommodation comprises an entrance hall with access to the WC and utility, a spacious sitting room with a media wall, and an enviable open-plan kitchen/family room with bifold doors leading to the beautifully landscaped garden, perfect for outdoor entertaining and relaxation. Upstairs, there are four bedrooms, including an en-suite to the main bedroom, and a family bathroom. Outside, the side driveway leads to the detached garage. Viewing is essential to appreciate this beautiful and immaculate home that perfectly balances modern amenities with classic charm.

East Riding of Yorkshire Council Band D. Tenure Freehold.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, laminate flooring, stairs to first floor.

WC

Two piece white suite comprising low flush WC and pedestal wash hand basin with tiled splashback, radiator.

SITTING ROOM

4.43m x 3.94m (14'6" x 12'11")

Feature media wall with modern electric fire, ceiling coving, two radiators.

OPEN PLAN KITCHEN / FAMILY DINING

4.87m max x 8.21m max (15'11" max x 26'11" max)

Fitted with a range of wall and base units comprising complimentary work surfaces, single drainer sink unit, induction hob with extractor hood over, eye level double oven. Integrated wine cooler, integrated fridge freezer, integrated dishwasher, cupboard housing wall mounted gas fired central heating boiler. Bespoke fitted cupboard and dresser with shelving above, fitted under stairs cupboard, two Velux windows, bi-fold doors leading to rear garden. Radiator, recessed ceiling lights, laminate flooring.

UTILITY ROOM

Fitted with a range of base units comprising complimentary work surfaces, stainless steel sink unit, integrated washing machine, integrated tumble dryer, laminate flooring, radiator, extractor fan. Rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, cupboard housing hot water cylinder, radiator.

BEDROOM ONE

3.34m x 3.12m (10'11" x 10'2")

To the front elevation, radiator, ceiling coving, television point, telephone point.

ENSUITE

Three piece white suite comprising step in shower cubicle, wash hand basin, low flush WC. Partially tiled walls, recessed ceiling lights, extractor fan, chrome ladder style towel radiator, shaver point.

BEDROOM TWO

3.59m x 3.12m max (11'9" x 10'2" max)

To the front elevation, radiator, television point.

BEDROOM THREE

2.98m x 3.12m (9'9" x 10'2")

To the rear elevation, radiator.

BEDROOM FOUR

2.72m x 1.97m (8'11" x 6'5")

To the rear elevation, radiator, fitted wardrobes to one wall.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, wash hand basin, low flush WC. Partially tiled walls, recessed ceiling lights, extractor fan, chrome ladder style towel radiator, shaver point.

OUTSIDE

This beautifully landscaped rear garden features a raised decked area immediately beyond the property, complemented by a paved seating area, gravelled sections, and a vibrant artificial lawn. The Mediterranean ambiance is enhanced by raised beds and elegant Cypress trees, all enclosed by fence boundaries with convenient side gated access. The garden also includes two paved patio areas, one with a timber-framed pergola. It is well-equipped with external lighting throughout, including inset decking lighting, an external tap, and an external wall-mounted heater at one of the patio areas. The property boasts an attractive frontage with a lawned garden and a side driveway leading to the garage. Located on a private road shared with only two other properties, this home offers both exclusivity and tranquillity.

GARAGE

Power and light, up and over door. Side personnel door.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of £139.73 every six months. However, this may be subject to change.

SERVICES

Mains water, gas, electricity and drainage.

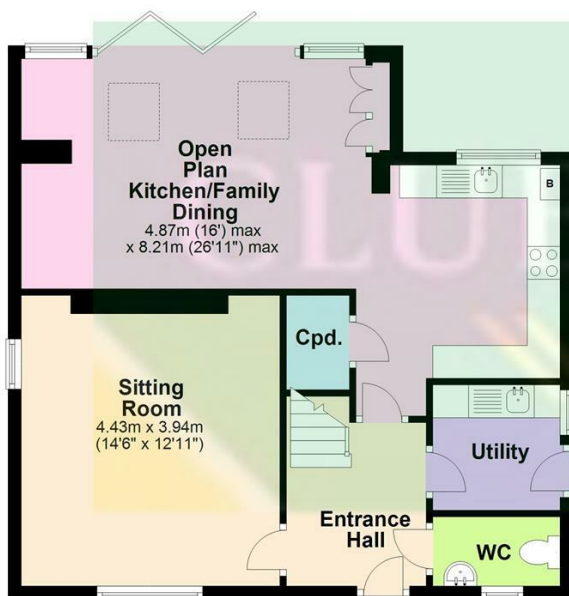
APPLIANCES

No appliances have been tested by the Agent.



Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 114.8 sq. metres (1235.5 sq. feet)

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

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

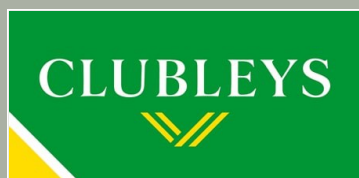
FREE VALUATIONS FOR SALE

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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(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.