

28, Lyon Avenue,  
Market Weighton, YO43 3GP  
Offers Over £500,000





## ABOUT THE PROPERTY

---

### \*\* VIDEO TOUR \*\*

This immaculate and beautifully maintained five-bedroom double-fronted family home boasts the most impressive open plan, light-filled family kitchen, complete with integrated appliances, sandstone quartz worktops, and bifold doors opening onto a sunny south-westerly facing garden, perfect for modern family living and entertaining. Positioned prominently within an established and highly sought-after location, the spacious accommodation includes a welcoming entrance hall with cloakroom/WC, a generous sitting room with electric stove, and a further versatile reception room ideal as an office, playroom or snug. The open plan layout spans the full width of the property to create a fantastic family, dining and kitchen space with access to the utility. Upstairs offers four well-proportioned double bedrooms, two with stylish en-suites, a fifth bedroom and a modern family bathroom. Outside, the rear garden enjoys a paved seating area, lawn, colourful flower borders, fenced boundaries, side gated access, and entry to the garage. The front features lawned gardens with a central path, and a block paved driveway to the side leading to the double garage. This is a truly exceptional home. Light, spacious and thoughtfully designed for family life. Don't miss your chance to make it yours. Book your viewing today!

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









Tenure: Freehold  
East Riding of Yorkshire  
Band: E

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

4.54m x 2.57m (14'10" x 8'5" )

PVC front entrance door with side panels, radiator, tiled flooring, recessed ceiling lights, understairs cupboard and stairs to the first floor accommodation.

### SITTING ROOM

4.52m x 3.89m (14'9" x 12'9")

Media wall with electric stove with tiled surround, York stone heath and wooden mantle, radiator.

### PLAY ROOM/ STUDY

3.55m x 2.74m (11'7" x 8'11")

Radiator.

### WC

1.64m x 1.34m (5'4" x 4'4" )

Two piece suite comprising low flush WC, wash hand basin in vanity unit, radiator, part tiled walls, tiled flooring, recessed ceiling lights, extractor fan.

### OPEN PLAN KITCHEN/DINER/SNUG

10.32m x 3.63m (33'10" x 11'10" )

Fitted with a range of wall and base units comprising sandstone Quartz working surface, inset stainless steel sink unit,, AEG eye level double oven, gas hob with extractor hood over. Integrated fridge/freezer, integrated dishwasher, recessed ceiling lights, tiled flooring, vertical radiator, media wall and bi-folding doors to the rear garden.

### UTILITY ROOM

2.10m x 1.64m (6'10" x 5'4" )

Fitted with a range of wall and base units comprising working surfaces, stainless steel sink unit and drainer, plumbing for automatic washing machine, tiled flooring and rear entrance door to the rear garden.

### LANDING

3.79m x 3.12m (12'5" x 10'2")

Access to the loft, recessed ceiling lighting, radiator and fitted cupboard housing hot water cylinder.

### BEDROOM ONE

4.45m x 2.97m (14'7" x 9'8" )

Two fitted wardrobes and radiator.

### EN-SUITE SHOWER ROOM

2.56m x 0.90m (8'4" x 2'11" )

Three piece white suite comprising low flush WC,

wash hand basin in vanity unit, step in shower with feature rainfall shower, chrome ladder style radiator, tiled flooring, part tiled walls, recessed ceiling lighting.

### BEDROOM TWO

3.60m x 2.28m (11'9" x 7'5" )

Fitted wardrobes and radiator.

### EN-SUITE SHOWER ROOM

2.51m x 1.39m (8'2" x 4'6" )

Three piece white suite comprising low flush WC, wash hand basin, step in shower with feature rainfall shower, chrome ladder style radiator, tiled flooring, part tiled wall and recessed ceiling lighting.

### BEDROOM THREE

3.37m x 3.26m (11'0" x 10'8" )

Fitted wardrobe and radiator,

### BEDROOM FOUR

2.95m x 2.88m (9'8" x 9'5" )

Fitted wardrobe and radiator,

### BEDROOM FIVE

2.95m x 2.98m (9'8" x 9'9" )

Radiator.

### BATHROOM

2.76m x 2.66m (9'0" x 8'8" )

Four piece white suite comprising step in shower with feature rainfall shower, low flush WC, wash hand basin, panelled bath, tiled flooring, part tiled walls, chrome ladder style radiator, recessed ceiling lighting.

### OUTSIDE

#### GARAGE

6.11m x 6.00m (20'0" x 19'8" )

Two up and over doors, having upgraded power supply and lighting, personal side door.

### ADDITIONAL INFORMATION

The vendor informs us that the property is subject a service charge of £125 per annum. However, this may be subject to change and will be confirmed by solicitors.

### SERVICES

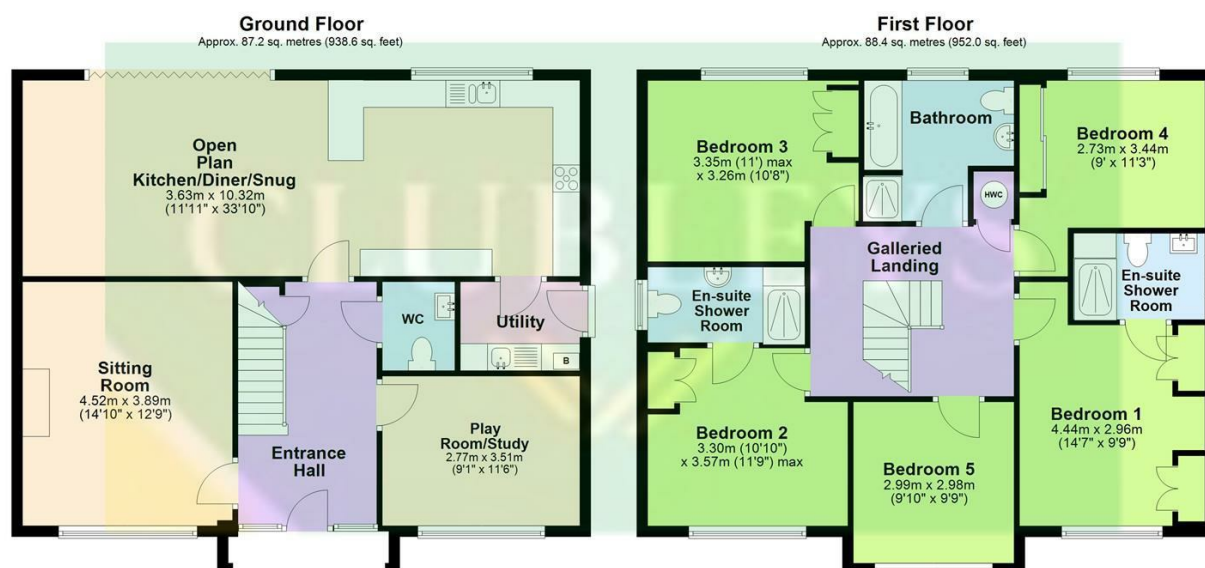
Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the Agent.







Total area: approx. 175.6 sq. metres (1890.6 sq. feet)

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

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

#### 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.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

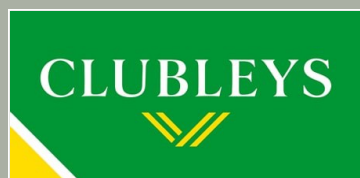
#### MORTGAGES

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](mailto: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.

#### 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.



60 - 64 Market Place, Market  
Weighton, York, YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.