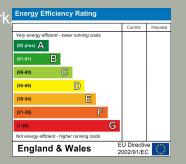
Ground Floor First Floor Second Floor Bathroom Entrance

Total area: approx. 160.2 sq. metres (1724.6 sq. feet)



60 - 64 Market Place, Market Weighton, York. Energy Effic 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.



12, Manor Fields, Market Weighton, YO43 3JW £365,000





Located within a sought-after development in a designated conservation area of the town, this spacious and well-maintained three-storey detached family home, built in 2011, offers generous accommodation including two en-suites, a large sitting room overlooking the peaceful rear garden, and a recently added garden room providing valuable extra living space. The property boasts four good-sized bedrooms, with the main bedroom occupying the entire second floor and featuring fitted wardrobes, Velux windows, and an en-suite shower room. The ground floor comprises a welcoming entrance hall with cloakroom/WC, a modern fitted kitchen/diner with access to a utility room, and the impressive sitting room stretching across the rear of the home. On the first floor are three further bedrooms, one with an en-suite, and a family bathroom. Outside, there is gated access to a generous block-paved driveway and a detached garage, while the rear garden is mainly laid to lawn with fenced boundaries, a paved seating area, garden shed, and established shrubs.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, telephone point, engineered oak flooring, recessed ceiling lights, stairs to first floor, cupboard under.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled floor, extractor, radiator, recessed ceiling lights.

KITCHEN/DINER

5.76 x 2.61 (18'10" x 8'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, two ovens, 5 ring gas hob, extractor hood over, integrated dishwasher, recessed ceiling lights, tiled floor, radiator.

UTILITY

Fitted wall and base units comprising work surfaces, single drain stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, chrome heated towel rail, tiled floor, recessed ceiling lights, PVC rear entrance door.

SITTING ROOM

4.36 x 6.46 (14'3" x 21'2")

Coal effect gas fire, marble effect inset and hearth, wooden surround and mantle, T.V. aerial point, radiator, PVC french doors to rear garden.

GARDEN ROOM

Pltched ceiling, tiled floor, PVC french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights, radiator.

BEDROOM 2

5.90 x 4.42 (19'4" x 14'6") Telephone point, two radiators.

EN-SUITE SHOWER ROOM

Three piece suite comprising corner shower, low flush W.C., wash hand basin, drawers under, chrome heated towel rail, extractor, tiled floor, part shower boarding, recessed ceiling lights.

BEDROOM THREE

4.34 x 3.12 (14'2" x 10'2") Radiator.

BEDROOM FOUR

2.55 x 3.22 (8'4" x 10'6") Radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, extractor, recessed ceiling lights, chrome heated towel rail, tiled floor.

SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

6.02 x 3.64 (19'9" x 11'11")

Fitted wardrobes to one wall, two radiators, recessed ceiling lights, access to loft space, fitted cupboard, two velux windows.

EN-SUITE SHOWER ROOM

Three piece suite comprising corner shower, was hand basin, sink over vanity unit, low flush W.C., part shower boarding, tiled floor, chrome heated towel rail, recessed ceiling lights, velux window, cupboard housing hot water cylinder.

OUTSIDE

Outside, there is gated access to a generous blockpaved driveway and a detached garage, while the rear garden is mainly laid to lawn with fenced boundaries, a paved seating area, garden shed, and established shrubs.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

