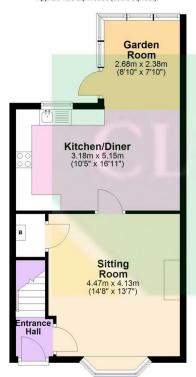
Ground Floor







Total area: approx. 117.2 sq. metres (1261.1 sq. feet)



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

England & Wales

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.



29, Lysander Drive, Market Weighton, YO43 3NQ £300.000



and versatile living over three beautifully presented floors. The heart of the home is the stunning kitchen diner, which opens seamlessly into a bright and airy day/garden family room with views over the landscaped rear garden, perfect for modern family life and entertaining. A welcoming sitting room with a contemporary fire and a garden, perfect for modern family life and entertaining. A welcoming sitting room with a contemporary fire and a smart entrance hall complete the ground floor. Upstairs, the home continues to impress with a generous bedroom featuring an en-suite, a stylish white bathroom, a dressing area with a full wall of wardrobes and staircase leading to the second floor. The top floor hosts a superb bedroom with four Velux windows flooding the space with light, along with its own en-suite and ample storage. All bathrooms are finished with sleek vanity units for added practicality. Outside, the rear garden offers a perfect mix of lawn, paved seating area, and raised beds, all enclosed by fencing with gated access. To the front is a neat lawned garden with hedge boundaries, a side driveway, gated access, and a detached garage. A rare find, this home effortlessly combines style, space, and



ZOOPLO

www.clubleys.com



Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor accommodation, radiator, ceiling coving.

SITTING ROOM

4.47m x 4.13m (14'7" x 13'6")

Modern gas log effect fire, bay window, radiator, ceiling coving. Television point, cupboard housing gas fired central heating boiler.

KITCHEN DINER

3.18m x 5.15m (10'5" x 16'10")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit. Electric oven, gas hob with extractor hood over, plumbing for automatic washer, plumbing for dishwasher. Radiator, ceiling coving, recessed ceiling lights. Archway leading to...

DAY/GARDEN ROOM

2.68m x 2.38m (8'9" x 7'9")

PVC Windows to two sides, PVC rear entrance door, recessed ceiling lights. Radiator, television point.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard housing hot water cylinder, recessed ceiling lights, ceiling coving.

BEDROOM TWO

3.20m x 3.29m (10'5" x 10'9")
Ceiling coving, radiator, fitted cupboard.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity unit.

BEDROOM THREE

2.89m x 2.69m (9'5" x 8'9") Radiator, ceiling coving.

FAMILY BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC and wash hand basin set in vanity unit. Chrome ladder style towel radiator, tiled flooring, fully tiled walls. Extractor fan, recessed ceiling lights.

DRESSING AREA

1.99m x 1.90m (6'6" x 6'2")

Fitted wardrobes to one wall, radiator, ceiling coving. Stairs to second floor accommodation.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

5.71m max x 5.11m max (18'8" max x 16'9" max) Four velux windows, television point, recessed ceiling lights.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity unit. Tiled flooring, partially tiled walls, chrome ladder style towel radiator, recessed ceiling lights, extractor fan,

OUTSIDE

Outside, the rear garden offers a perfect mix of lawn, paved seating area, and raised beds, all enclosed by fencing with gated access. To the front is a neat lawned garden with hedge boundaries, a side driveway, gated access, and a detached garage.

CARACE

Up and over door, power and light, side personnel door.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.











