



**68 Shipman Road, Market Weighton, YO43 3RB**



• No Onward Chain with just under 2000 sq ft of accommodation • Beautifully presented to the highest standard throughout • Open plan kitchen/diner • Spacious living room • Four double bedrooms, master with en-suite and dressing area • Family bathroom • Enclosed rear garden with patio seating area • Double garage • Off street parking for multiple cars • EPC = C

## Guide Price £475,000

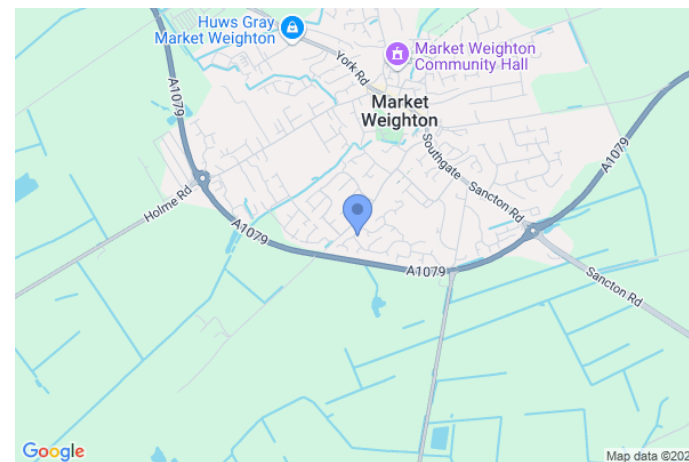
If you are looking to upsize, like the idea of owning a property that has been finished to the highest of standards, need access to the main road networks and amenities, then look no further as this stunning family home could be exactly what you have been waiting for. The current vendors have renovated every inch of this property, creating a fusion of open plan living spaces alongside individual rooms. The quality of the workmanship is outstanding and it could be argued that it is the best property of its style on the whole development. The property has a Hive heating system installed. Houses of this calibre are rarely seen on the market, so a viewing is highly recommended to fully appreciate everything that it has to offer. The majority of furniture is available by separate negotiation and the property is offered to the market with No Onward Chain.

On entering you will see the hallway leading to the back of the property with doors off to both sides and an oak and glass staircase rising to first floor. A good sized fully tiled cloakroom with a w/c and hand basin is on the right, whilst a set of glass and timber double doors give access to the living room. There is an impressive media wall at the centre of the room which has space for an 85 inch t.v, whilst an electric fire can be found below which not only gives off heat but provides a stunning focal point. There is a bay window to the front that allows natural light to flood the room.

A second set of timber and glass doors open in the living/dining/kitchen. The first section has been used as a sitting area as it has more than enough space for multiple items of furniture. Double doors at the rear open to the garden. A table with chairs occupies the second section, whilst a large window not only allows natural light to enter but gives views over the garden. The kitchen has been fitted with a U shaped Quartz worktop that incorporates a recessed sink and a five ring induction hob with extractor over. There are various Neff appliances including a combination microwave oven, a hide & slide oven, a dishwasher and wine fridge. There are numerous storage cupboards and space for an American style fridge/freezer. A substantial utility room is located at the rear of the kitchen and comprises dog bath with shower attachment, Quartz worktop, storage and space for a washing machine. There are two doors, one opens to the side of the property, the other into the integral double garage with sectional doors.

To the first floor there are four double bedrooms, all with built in wardrobes. The master has been cleverly designed as it not only benefits from a walk in wardrobe with two banks of wardrobes but also has a fully tiled en-suite comprising of a digitally controlled walk in double shower with rainfall shower head, low level w/c, hand basin with storage below and a heated towel rail. A fully tiled family bathroom comprising freestanding bath, rainfall shower, hand basin with storage below, heated towel rail and a low level w/c completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a full width wrap around porcelain patio with bin store which is immediately adjacent to the house. A path leads to a second patio with a pergola over. Mature hedges can be found to three sides making it extremely private. In addition to the garage, there is off street parking for three cars.







**A STUNNING FAMILY HOME FINISHED TO A VERY HIGH STANDARD WITH NO ONWARD CHAIN**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) **





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Shipman Road, Market Weighton, York, YO43 3RB  
Reference: 2122

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



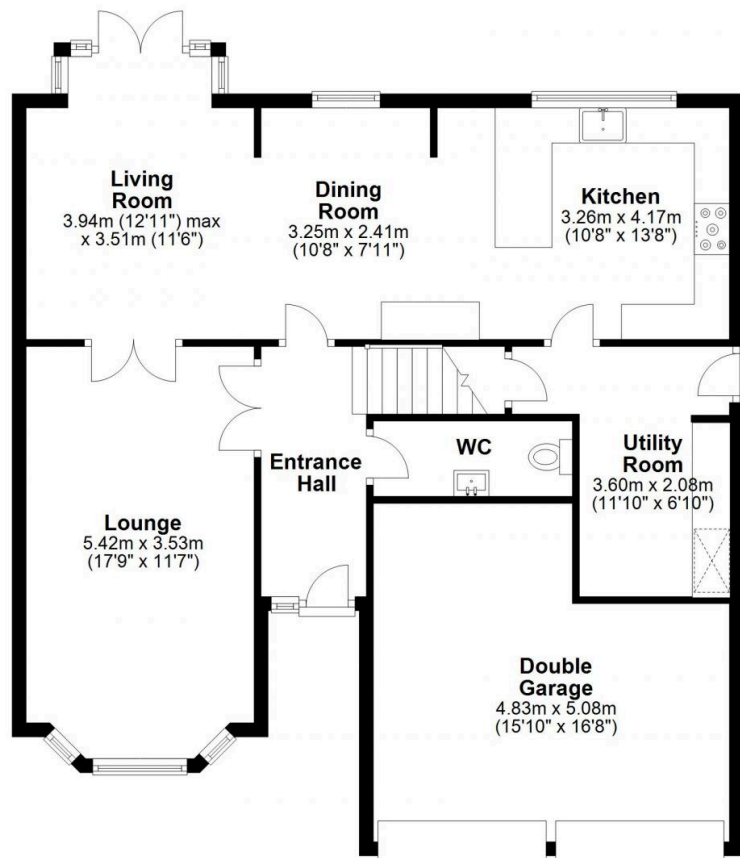
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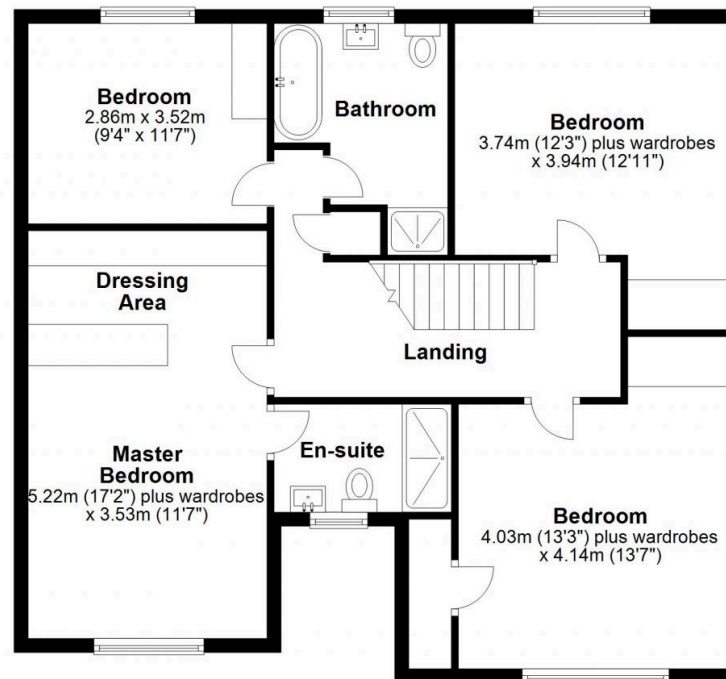
Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**

## Ground Floor



## First Floor



This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.  
 Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.  
 Plan made with PlanUp.  
 Plan produced using PlanUp.

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