



RM
English

Goodmanham Road, Market Weighton, York, YO43 3HU

- A beautifully presented family home in a highly desirable location • Solar panels • Living room with a gas fire & dual aspect windows • Open plan kitchen/diner with a stunning vaulted ceiling • Separate utility room & w/c • Master bedroom with dressing room & en-suite • Two further double bedrooms, both with en-suites • Substantial lawned garden with a patio & raised beds • Large garage with electric door. Driveway • EPC = C

Guide Price £625,000

If you like the idea of single storey living, want to be close to amenities and desire a good-sized plot, then look no further as this lovely home provides just that. The current vendors have redesigned the entire property, creating stunning open plan living areas alongside intimate cosy rooms, whilst also injecting character through the use of exposed timber beams. The property benefits from solar panels, so if you like the idea of clean energy then this will surely appeal. There are very few properties of this calibre currently on the market, especially in a location as desirable as this, so a viewing is highly recommended to fully appreciate everything it has to offer.

Entering through the front door you find yourself in a spacious porch with built in seating and storage. The inner hall retains its original wood flooring and has stairs rising to the first floor. The living room is on the right hand side which is extremely spacious and naturally very light as there are dual aspect windows. There is a cast iron gas fire at the centre of the room, a lovely addition especially in the colder winter months. There is more than enough space at the rear of the room for a formal dining table and chairs.

The open plan kitchen/diner is stunning as it benefits from a vaulted ceiling with three sets of solid oak beams. There is a contemporary electric fire at one end of the room with windows to either side and two sets of bi fold doors, both of which open to the patio seating area. There is a central island with a granite worktop, recessed sink and a Quooker tap. There are various storage units including a fully shelved pantry cupboard. The Aga and any other white goods are available by separate negotiation. There is a separate utility room with a worktop, sink, built in storage, space for white goods, multiple power points, w/c and a door out to the garden.

The master suite is located on the ground floor which includes a spacious double bedroom, walk in dressing room with shelving and an en-suite comprising walk in double shower with rainfall shower head, bath, low level w/c, hand basin with storage below, chrome heated towel rail and electric underfloor heating. To the first floor there are two further double bedrooms, both with an en-suite shower rooms.

The plot extends to 0.25 of an acre, so if you like gardening then you will not be disappointed with what is on offer. There is a substantial patio seating area to the rear and side, perfect for entertaining or sitting out during the warmer summer months. There are two raised planters, one of which would be perfect for growing vegetables. There is a drive to the front that can accommodate multiple cars and a large garage with electric door.

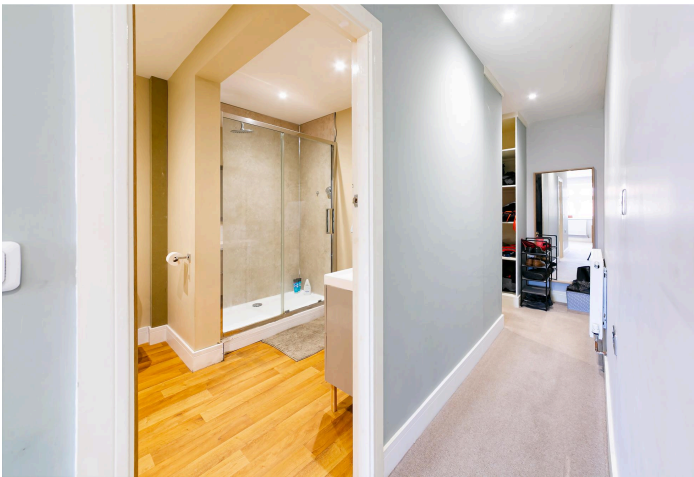




A STUNNING HOME WITH A SUBSTANTIAL PLOT



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



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

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

Address: Goodmanham Road, Market Weighton, York, YO43 3HU
Reference: 2278

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services

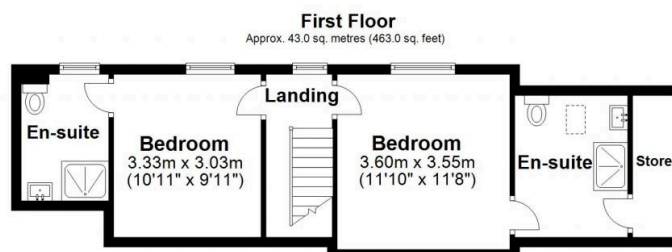
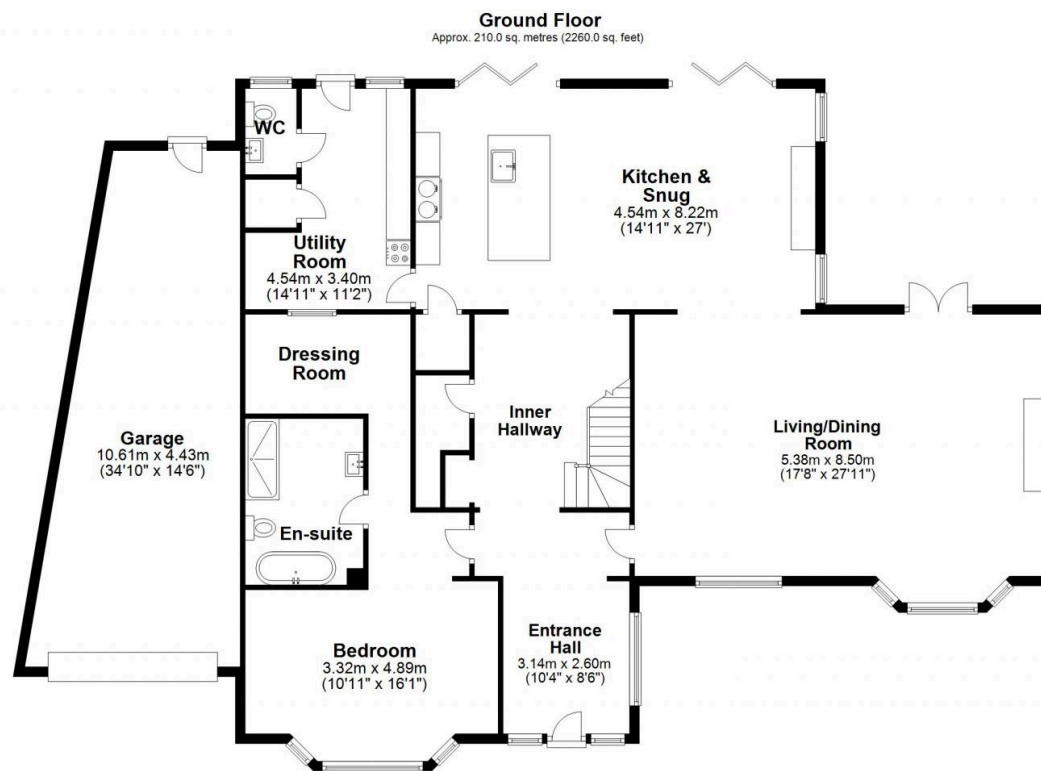


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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 253.0 sq. metres (2723.0 sq. feet)

The total Sqft shown can include Garages & Outbuildings.
Plans produced using PlanItUp

2 Goodmanham Road

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