



32 Lyon Avenue, Market Weighton
York, East Riding Of Yorkshire YO43 3GP

Guide Price £399,950


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Bishops Personal Agents offer for sale, this superb four bedroom detached family home, situated in this sought after location, just on the fringes of the popular market town of Market Weighton. The house was built in 2018 and is presented by the present owners, to a high standard, creating a lovely home and will be perfect for couples and families, who are looking to live close to the town centre and very popular local schools. Benefiting from both gas central heating and double glazing, this superb house offers in brief: An entrance hall, with doors leading to the reception room. To the front we find a spacious bay fronted living room, then to the rear into the heart of the house, where we find the fabulous open plan, kitchen-diner with a range of modern cream fitted units, with a selection of integral appliances and a central island, there is also a corner snug area, perfect for relaxing and French doors leading to the garden. From the kitchen we find a handy utility and cloakroom, an integral garage completes the ground floor. From the impressive first floor galleried landing, we find four double bedrooms, including a superb principal bedroom with a dressing area, en-suite and also a modern family bathroom. The house is set back in a quiet corner off Lyon Avenue and a block paved driveway, provides ample off street parking and a front garden area. There is side access to the rear, where we find a lovely lawned garden with a paved patio, perfect for outside entertaining, with a pergola and a garden shed. The thriving market town, offers a wide range of amenities including supermarkets, various coffee shops, bars and restaurants. For children, there are several well-regarded primary schools nearby, as well as Bishop Burton College, which is just under eight miles away. Market Weighton will also benefit from being located on the edge of the Yorkshire Wolds. Offering picturesque views and popular walking trails, the area is ideal for outdoor pursuits, including picnics, cycling, hiking, rambling and rock climbing. The property is also ideally placed for the commuter, York and Hull are easily accessed via local roads, and are around 35 and 45 minutes' away by car respectively. An early internal inspection is highly recommended, to fully appreciate this marvellous modern home!

Lyon Avenue, is less than half a mile from Market Weighton town centre, a historic market town offering a selection of independent retail stores and local services. The town is ideally placed for commuting to York and Hull, both approximately 20 miles away, situated less than a mile away from the A1079 York Road, which provides convenient access to York, Beverley, Selby and Hull. For local train services, Beverley station is 20 minutes' drive from the development. For children, there are several well-regarded primary schools nearby, including Market Weighton Infant School and Mount Pleasant CE Junior School, both located within one mile from the development. For older students, there are secondary schools within the area, as well as Bishop Burton College, which is just under eight miles away. Residents of these new homes in Market Weighton will also benefit from being located on the edge of the Yorkshire Wolds. Offering picturesque views and popular walking trails, the area is ideal for outdoor pursuits, including picnics, hiking, rambling and rock climbing. York and Hull are easily accessed via local roads and are around 35 and 45 minutes' away by car respectively.



Entrance Hall

Front entrance door and double glazed window. Built-in storage cupboard and radiator*. Staircase to the first floor. Doors leading to...

Living Room

16' 4" x 14' 0" (4.97m x 4.26m)

Double glazed bay windows to the front and window side aspects, feature electric fire on a slate base*, tv point* and radiator*.

Kitchen/Diner

20' 10" x 18' 5" (6.35m x 5.61m)

The fabulous kitchen is fitted with a range of modern wall and base units, matching worktops over, incorporating a stainless steel sink and drainer with mixer taps. Integral appliances include a built in double electric oven and grill*, dishwasher* and fridge/freezer*. Central island with four ring gas hob* with ceiling extractor hood*. Ample space for a dining table and chairs. Double glazed windows to the rear aspect and double glazed French doors and windows opening onto the patio/garden, down lighting, tv point* and radiators*. There is a snug area with a tv point*, off the kitchen.



Utility room

5' 8" x 3' 11" (1.73m x 1.19m)

Fitted with a range of wall and base units with matching worktops over and plumbing for a washing machine*. Upvc doors to rear aspect. Door leading to...

Cloakroom

5' 8" x 4' 4" (1.73m x 1.32m)

Double glazed window to rear aspect, low-level wc and pedestal wash hand basin with mixer taps and radiator*.

First Floor Landing

Double glazed windows to front aspect, airing cupboard housing hot water cylinder and radiator*. Access to the roof space. Doors leading to...

Bedroom 1

14' 1" x 10' 6" (4.29m x 3.20m)

Double glazed windows to the front aspect, built in wardrobes, tv point* and radiator*. Door leading to...



En-suite

9' 11" x 4' 6" (3.02m x 1.37m)

A three piece bathroom suite comprising; Walk in shower cubicle with mains shower*, low-level wc and wash hand basin with mixer taps. Double glazed window to the side aspect, extractor fan* and heated rail*.

Bedroom 2

9' 11" x 9' 0" (3.02m x 2.74m)

Double glazed windows to the front aspect and radiator*.

Bedroom 3

12' 5" x 11' 10" (3.78m x 3.60m)

Double glazed windows to the rear aspect and radiator.

Bedroom 4

11' 6" x 10' 1" (3.50m x 3.07m)

Double glazed windows to the rear aspect, built in wardrobes and radiator*.



Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

A three piece bathroom suite comprising; panelled bath with mains shower*, low-level wc and wash hand basin with mixer tap. Double glazed window to the rear aspect, down lighting and extractor fan and heated rail*.

Outside

To the front of the property is a block paved driveway providing ample off street parking leading to the garage. A front garden area and side access leads to the rear, where we find a superb garden, laid to lawn with fenced and hedge boundaries, shrubs and flower borders, plus a shed. A paved patio area with a pergola, perfect for outside entertaining and a side access gate.

Garage

16' 5" x 8' 10" (5.00m x 2.69m)

Up and over door to the front, wall mounted gas central heating boiler*, power and lighting.

Agents Note

EPC Rating B. Council tax band E.

Broadband supplier: Ultra fast, full fibre with Sky.

Broadband speed: Ultra fast.

Water supplier: Yorkshire Water.

Gas supplier: Octopus. Electricity supplier: Octopus.

There is an annual development service charge, in 2024 it was £212.





Energy performance certificate (EPC)

32, Lyon Avenue
Market Weighton
YORK
YO43 3GP

Energy rating

B

Valid until:

8 October 2028

Certificate number:

0618-5974-7370-6208-7964

Property type

Detached house

Total floor area

142 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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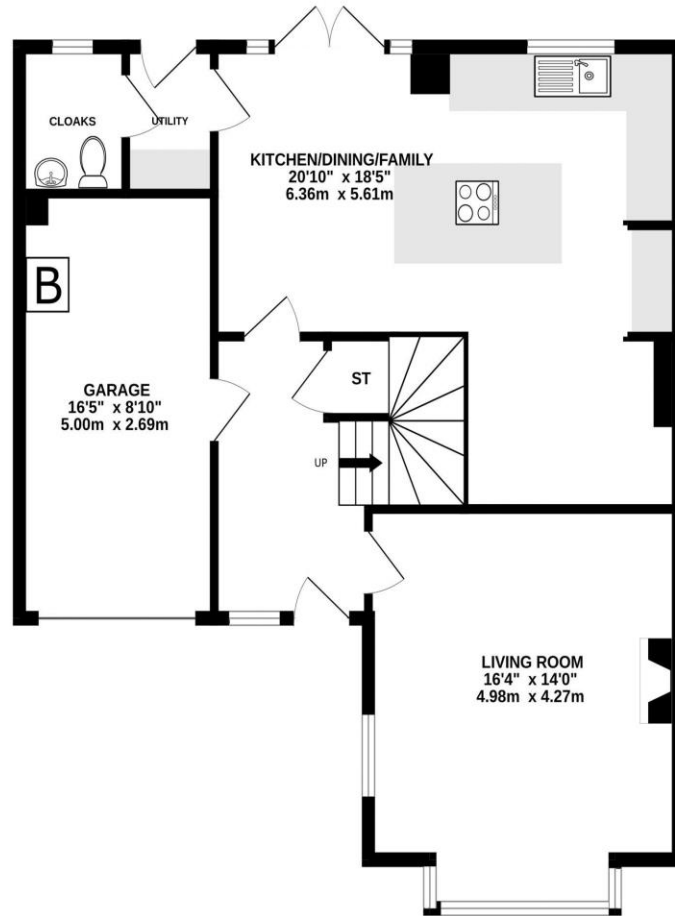
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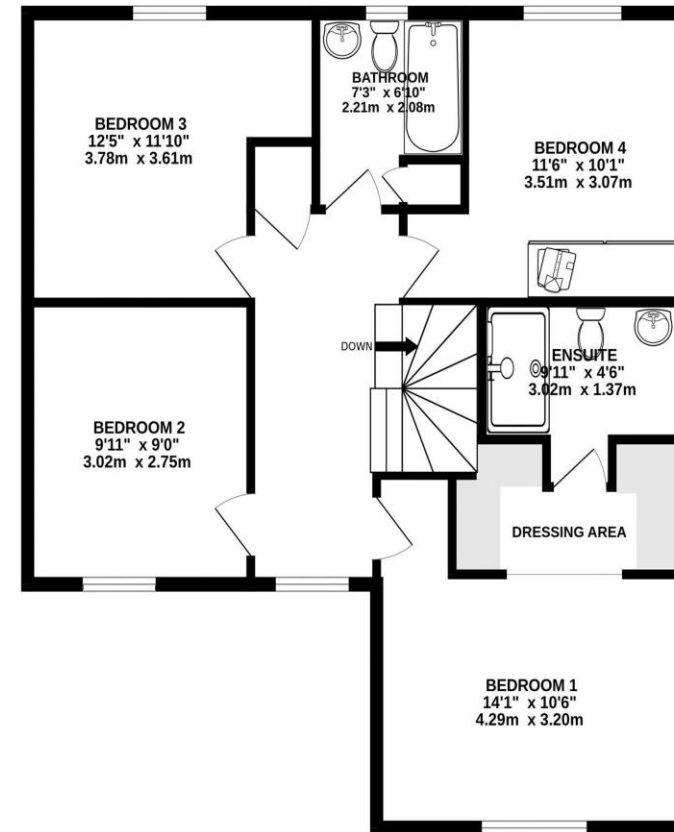
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GROUND FLOOR



1ST FLOOR



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