

RM
English



Hill Rise Drive, Market Weighton, York, YO43 3JZ

- A nicely presented family home
- Living room with a large window and gas fire
- Formal dining room
- Garden room with doors out to the garden
- Kitchen with fitted appliances, storage & moveable island
- Separate utility room and w/c
- Three good sized bedrooms, two with built in wardrobes
- Family bathroom
- Stunning gardens, patio, greenhouse & shed. Garage & Drive
- EPC = D

Guide Price £300,000

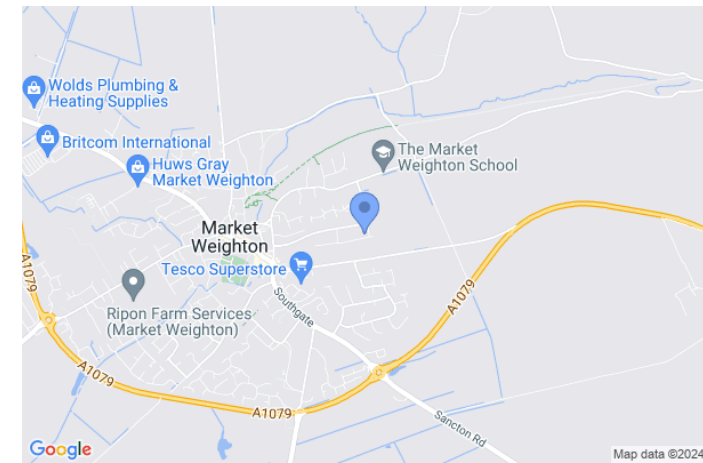
If you are looking for a detached family home, want to be only a short distance from the centre of town and like the idea of owning a property that you can alter to make your own, then look no further as this lovely property provides just that. Houses within this particular location are extremely popular, so a viewing is highly recommended to fully appreciate everything it has to offer.

Before entering the main part of the house you will find yourself in a porch which is an extremely useful space, perfect for the storage of coats and shoes. Within the entrance hall you will see stairs rising to the first floor, a hallway that leads to the kitchen and a door on the left that opens into the living room. The living room has a gas fire at the centre of the room with a stone hearth and timber surround, a lovely addition, especially in the colder winter months. A large window to the front allows natural light to enter. The dining room is a nice size and provides more than enough space for a good sized dining table with chairs. To the rear you will find doors that open into the garden room which provides the perfect place to sit and enjoy the sun in the summer months, whilst also providing access to the garden.

The kitchen has been fitted with a U shaped worktop that incorporates a composite sink with drainer. There are various storage cupboards, a timber central island with a chopping block over, a second worktop, a stoves cooker with a four ring hob and space for additional white goods. In addition, there is a very useful pantry cupboard off to one side. A separate utility room has been fitted with worktops, storage and a w/c. There are two doors, one opens out to the garden, the other into the integral garage.

To the first floor there are three good sized bedrooms, two of which have built in wardrobes. The family bathroom comprises of a bath with shower over, pedestal hand basin and w/c. The loft has been partially boarded out and can be accessed by a loft ladder that drops down.

Externally the rear garden is a bursting with an array of vibrant colours, a testament to the years of love and labour that has been put in by the current vendors. There are a variety of mature shrubs to the borders and two sections of lawn, one of which is raised. There is a circular patio seating area on the lower part whilst a greenhouse can be found on the other. A large patio seating area can be found immediately adjacent to the house and provides the perfect place for entertaining guests or sitting out in the summer months. A timber garden shed to the side completes the rear garden. The garage and driveway to the front provide off street parking for multiple cars.





AN ATTRACTIVE FAMILY HOME WITH BEAUTIFUL GARDENS



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			
		61	75

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		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			
		0	0

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Hill Rise Drive, Market Weighton, York, YO43 3JZ
Reference: 1998



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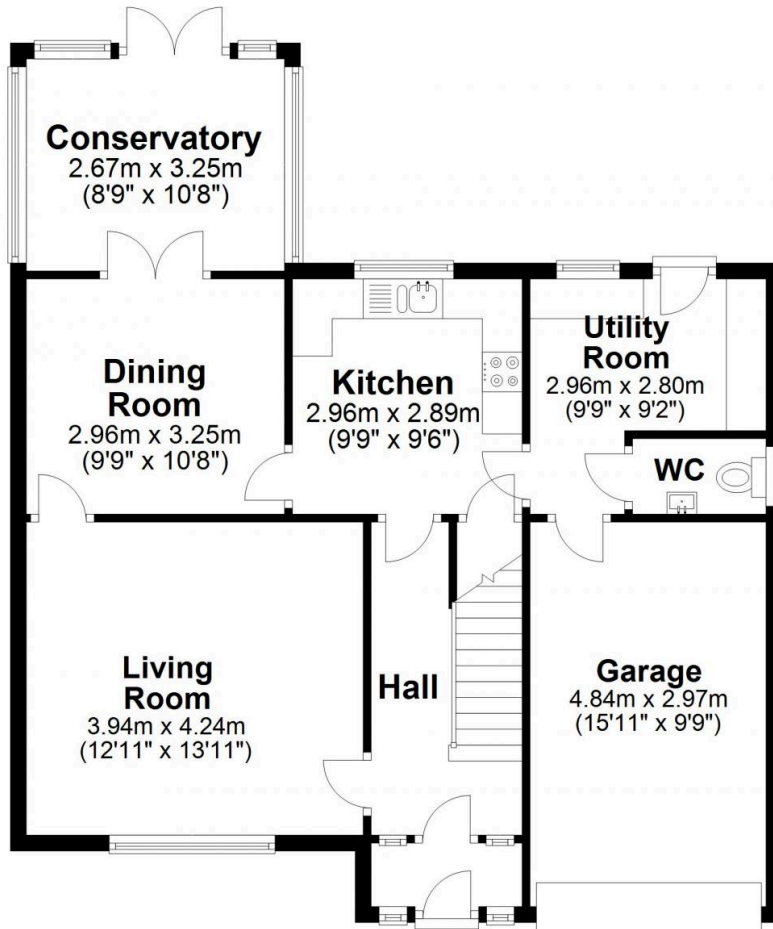


Offices in York, Pocklington and Market Weighton

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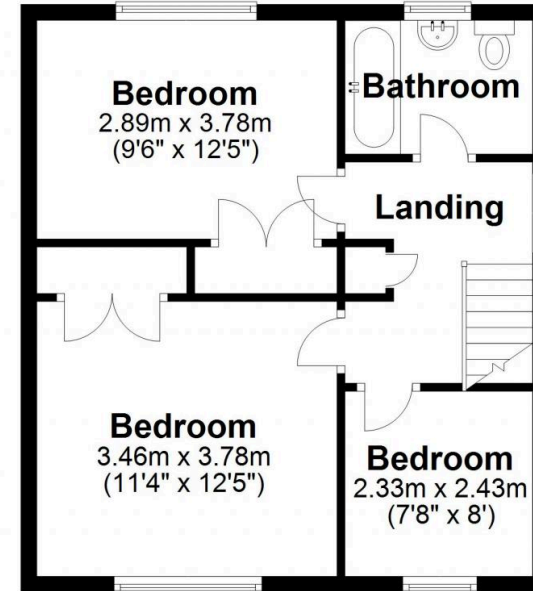
Ground Floor

Approx. 78.6 sq. metres (846.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 122.3 sq. metres (1316.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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