



Market Weighton, York, North Yorkshire, YO43 3FZ

• A beautifully presented, high specification family home • Kitchen with a full range of fitted appliances • Separate utility room, w/c & under stairs storage cupboard • Living room with two sets of French doors that open to the garden • Four double bedrooms, two with en-suites • Family bathroom • Garage • Full enclosed rear garden & patio • Driveway to the side • EPC = B

Guide Price £354,950

On entering you find yourself in a good sized hallway with glass sided stairs on the left leading to the first floor and various doors off. The first door on the right opens into the fully fitted kitchen which comprises of an L shaped silestone worktop with a recessed sink, a five ring induction hob, two Bosch ovens, a fridge/freezer, wine fridge, dishwasher and various storage units. There is space for a table and chairs, whilst dual aspect windows allow natural light to enter.

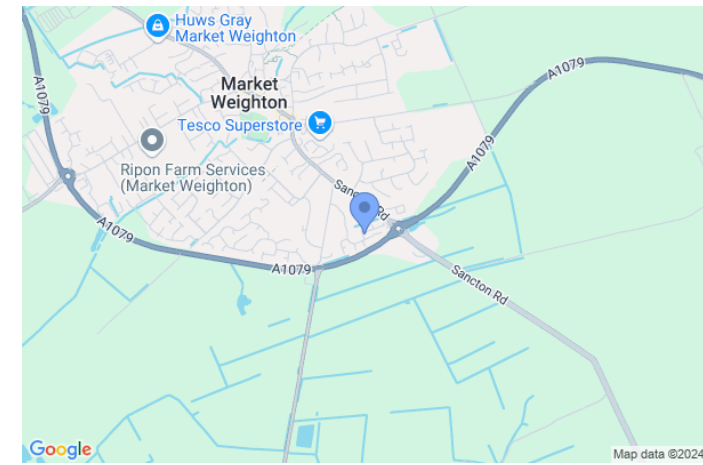
Off the hallway you will find a storage cupboard, a w/c and a utility room which has a fitted worktop, a stainless steel sink with drainer, storage, space for white goods and a door which opens to the drive at the side. The living room is spacious, with two sets of double doors which open out to the garden.

To the first floor there are three double bedrooms, one with built in storage and an en-suite comprising rainfall shower, low level w/c, hand basin with storage below and a chrome heated towel rail. A family bathroom comprising bath, shower, low level w/c, hand basin with storage below and chrome heated towel rail completes this floor. The master bedroom is on the top floor with two Velux roof lights and an en-suite shower room.

Externally there is a gravelled drive to one side with parking for 2-3 cars, a detached garage which can house a good size family car, whilst also having space for gardening equipment, a fully enclosed lawned garden and patio. The front has raised planters with a variety of shrubs.

One of the desirable features of this site, is that every house has been provided with a wide drive, good sized gardens and space between each property, something that is ignored by so many developers these days.

Hotham Park Developments are a trusted local developer that excel at providing high specification new build family homes. If you are looking for your forever home, then you need to book in a viewing to fully appreciate everything this lovely site has to offer.





A STUNNING FAMILY HOME WITH HIGH SPECIFICATION FIXTURES AND FITTINGS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		103
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		
		83
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
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	

Address: Market Weighton, York, North Yorkshire, YO43 3FZ
Reference: 2053

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk

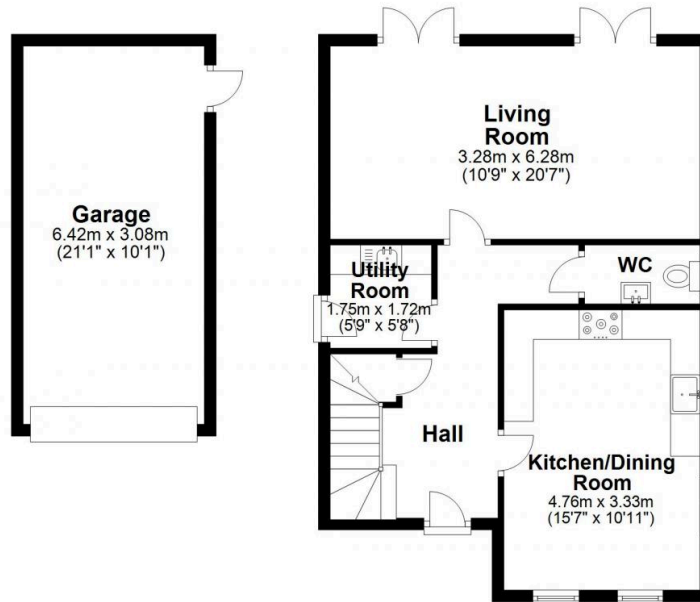


Offices in **York, Pocklington and Market Weighton**

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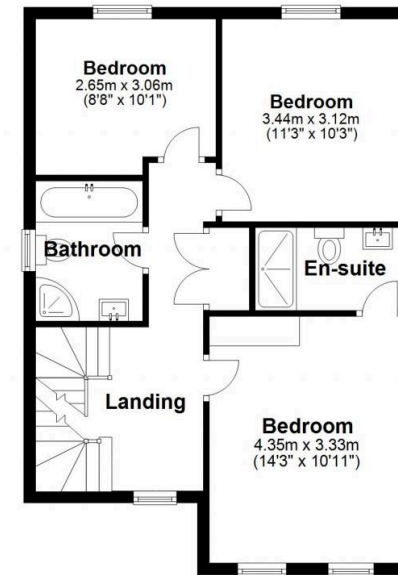
Ground Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



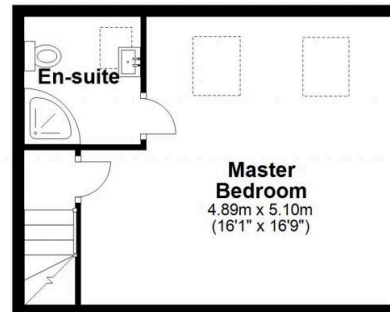
First Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



Total area: approx. 159.3 sq. metres (1714.7 sq. feet)

For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

Disclaimer

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