

RM
English



Market Weighton, York, North Yorkshire, YO43 3FZ

- A stunning show home ready for immediate occupation • Contemporary design • A lovely kitchen with a full range of fitted appliances • Living room with a media wall and feature fire • Cloakroom with a w/c & hand basin • Four bedrooms, two with en-suites • Family bathroom • Fully enclosed rear garden • Detached garage • EPC = B

Guide Price £324,950

Welcome to Clifford Park's show home, a beautifully presented four bedroom family home that is ready for immediate occupation. On entering you find yourself in a good sized hallway with stairs on the right leading to the first floor and various doors off. The first door on the left opens into the beautifully presented fully fitted kitchen which comprises of a U shaped worktop that incorporates a stainless sink with drainer, a four ring gas hob, two ovens, a fridge/freezer, wine fridge, dishwasher and various storage units. There is space for a table and chairs at the opposite end.

Off the hallway you will find a cloakroom with a w/c and hand basin, whilst a good size wash-cupboard, which has space for a washing machine is located immediately adjacent. The living room is at the rear of the property and is spacious. A media wall and feature fire can be found at the centre of the room, an attractive focal point that will surely appeal to the most discerning purchaser. French doors open to the rear garden, perfect for quick access during the warmer summer months.

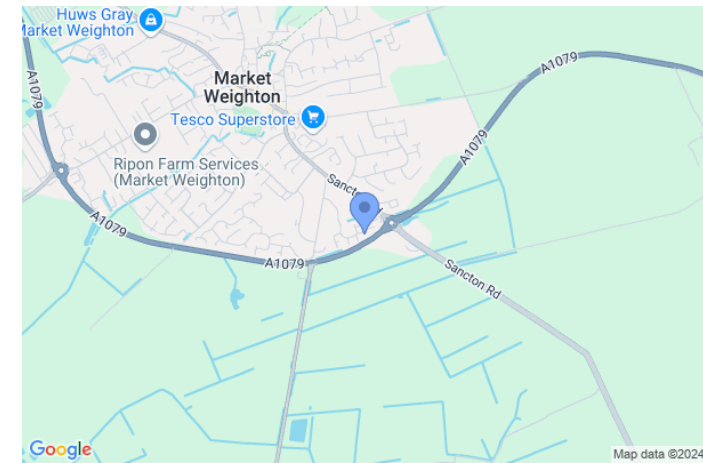
To the first floor there are three bedrooms, one of which has an en-suite comprising shower, low level w/c, floating hand basin, an LED mirror and a chrome heated towel rail. A family bathroom comprising bath, shower, low level w/c, hand basin with storage below, chrome heated towel rail and LED mirror completes this floor.

The master bedroom occupies the top floor and has two storage cupboards, one of which could be fitted out with hanging rails, whilst an en-suite comprising shower, shelving, low level w/c, floating hand basin and a chrome heated towel rail can be found to the side. If four bedrooms are not required then the smallest of the four could be used as a home office.

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 been laid to lawn 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 READY FOR IMMEDIATE OCCUPATION



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



Energy Efficiency Rating		105
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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Market Weighton, York, North Yorkshire, YO43 3FZ
Reference: 2054



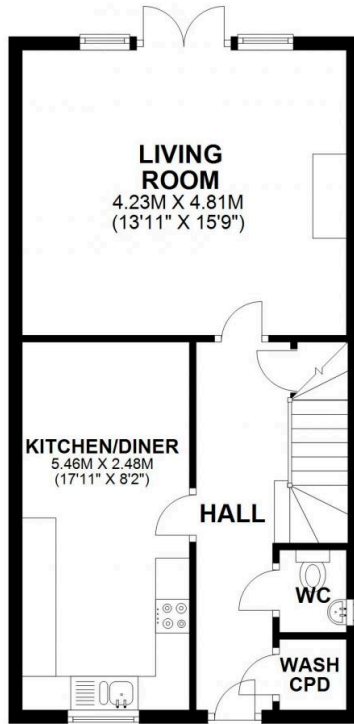
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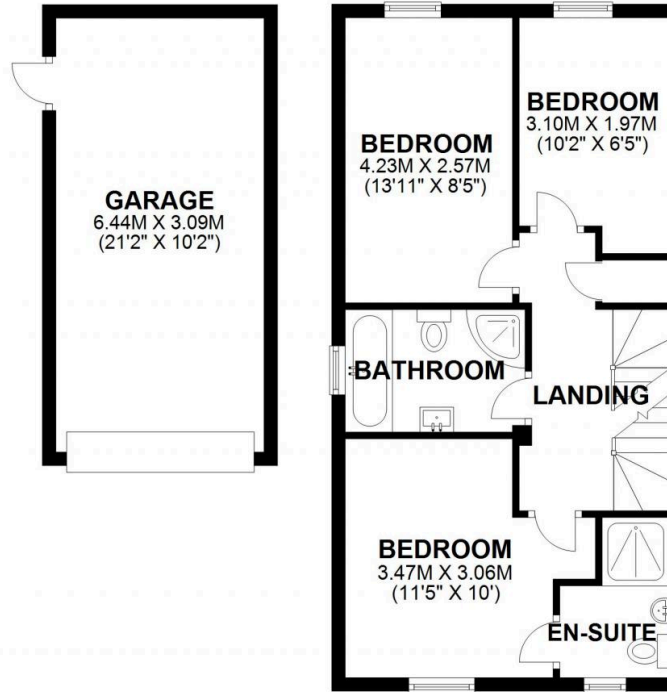
Offices in York, Pocklington and Market Weighton

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

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