

RM  
English

**The Common, Market Weighton, York, North Yorkshire, YO43 4LB**



- Circa 1 acre which includes a large pond • Agricultural Occupancy Clause & Non Compliant Septic Tank • Kitchen with a range of appliances & a separate utility room • Living room with a log burner • Formal dining room/games room • Ground floor double bedroom with built in storage & a family bathroom • Three bedrooms to the first floor & a bathroom • Garage • Off street parking for multiple cars • EPC = F

## Guide Price £460,000

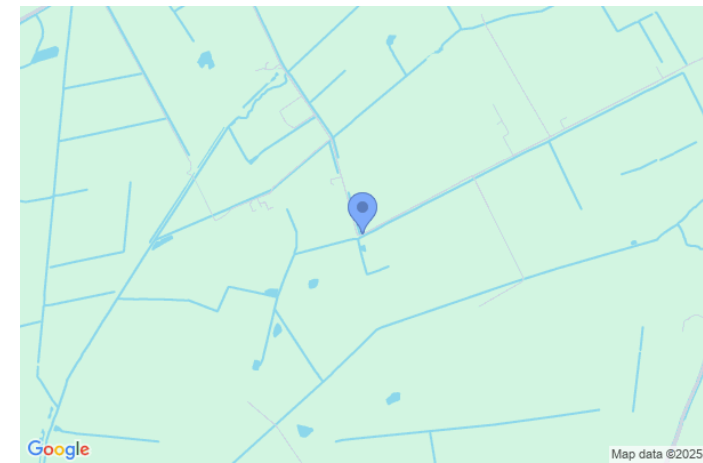
If you are looking for a change of lifestyle, like the idea of rural living but still need access to amenities and the main road networks, then look no further as this deceptively spacious property could be exactly what you have been waiting for. The property benefits from a plot of just under an acre which includes a pond that has previously been stocked with fish. The property has multiple reception rooms, good sized bedrooms and the potential to extend. The property is subject to an Agricultural Occupancy Clause. We believe that the septic tank will need upgrading as we do not believe it is compliant with current regulations, please take this into account when making an offer.

The kitchen has been fitted with a L shaped worktop, a Rangemaster cooker with five ring hob over, dishwasher, fridge/freezer, sink with drainer and various storage units. There is a separate utility room off the kitchen which has space for multiple white goods and a door which gives access to the integral garage.

Moving through into the main hallway you will see stairs rising to the first floor and doors off to all sides. The living room is extremely spacious and naturally light mainly due to the large windows and a sliding door which opens to the garden. At the centre of the room you will find a log burner, a lovely addition especially in the colder winter months. There is a formal dining room across the hall which has been used as a games room by the current vendors. One of the bedrooms is located on the ground floor and benefits from fitted storage. This room could be utilised as a home office if a fourth bedroom isn't required. A large bathroom comprising bath with hand held shower attachment, walk in double shower, chrome heated towel rail, hand basin with storage below and low level w/c completes the ground floor.

To the first floor there are three bedrooms, one of which has a full wall of built in wardrobes. There is additional storage on the landing. A family bathroom comprising bath, pedestal hand basin and low level w/c completes the internal accommodation.

Externally there is a substantial parking area to the left hand side of the property and a good sized lawn to both the front and rear. There are a number of mature trees and shrubs that surround the lake. The current vendors have had chickens, so if you like the idea of having livestock then this is more than possible.







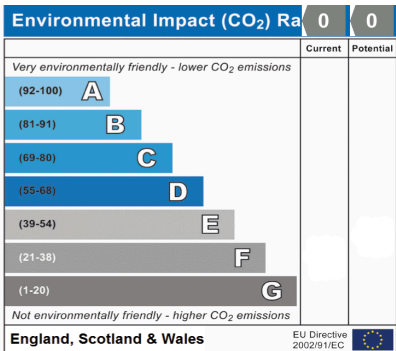
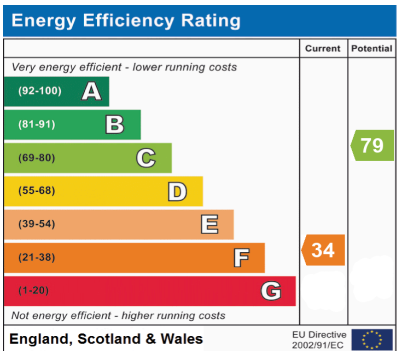
**A DECEPTIVE FAMILY HOME WITH JUST UNDER AN ACRE**





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





Address: The Common, Market Weighton, York, North Yorkshire, YO43 4LB  
Reference: 2186

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Septic tank & oil fired central heating



rmenglish.co.uk

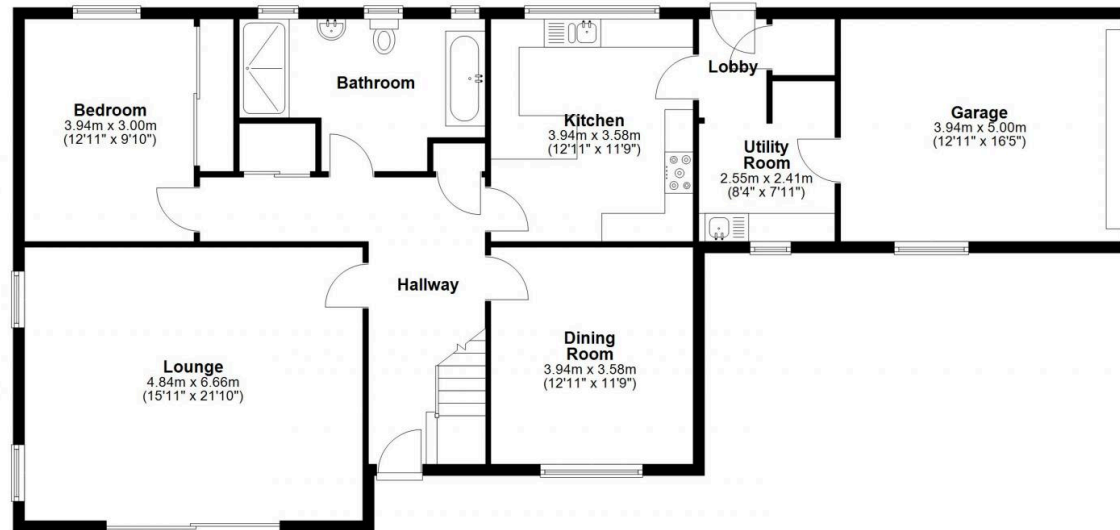


Offices in **York, Pocklington and Market Weighton**

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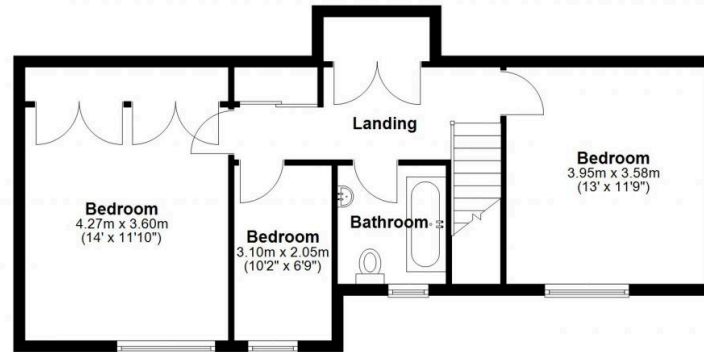
### Ground Floor

Approx. 131.9 sq. metres (1419.7 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 187.3 sq. metres (2016.3 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.  
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.  
Plan made with PlanUp  
Plan produced using PlanUp.

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