



55, Hawling Road,
Market Weighton, YO43 3JR
Offers Over £435,000



ABOUT THE PROPERTY

Individually designed for its plot and built around 2020, this exceptional detached family home combines contemporary style with generous living space and everyday practicality. Occupying an attractive position with excellent kerb appeal, it has been thoughtfully designed for modern family life.

A welcoming entrance hall creates an immediate sense of space, while a practical boot room keeps coats and shoes neatly tucked away. A ground floor study provides an ideal work from home space, complemented by a utility room and cloakroom.

At the heart of the home is a superb open plan kitchen, dining and family room with a central island, excellent storage and French doors opening onto the southwest facing garden. A separate bay fronted sitting room provides the perfect place to unwind.

Upstairs are four generous double bedrooms, including a principal bedroom with en suite and a second en suite bedroom, together with a stylish family bathroom.

Outside, the enclosed southwest facing garden enjoys a sunny aspect and offers a considerable degree of privacy, making it ideal for outdoor dining, entertaining and family life. To the front, a generous driveway provides ample off street parking and leads to a detached double garage.

Conveniently located within easy reach of the town's shops and everyday amenities, this beautifully presented, energy efficient home is ready to move straight into and offers an exceptional lifestyle for modern family living.

Tenure: Freehold. East Riding of Yorkshire Council BAND E







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood flooring, radiator, stairs to first floor.

BOOT ROOM

3.48 x 1.73 (11'5" x 5'8")

Fitted cupboard with cloaks rail and shelf, wall mounted gas fired central heating boiler, laminate wood flooring, recessed ceiling lights, door to garage.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, laminate wood flooring, extractor, radiator.

SITTING ROOM

4.31 x 3.82 (14'1" x 12'6")

T.V. aerial point, bay window, radiator.

KITCHEN/LIVING SPACE

6.50 x 5.63m max (21'3" x 18'5" max)

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, double oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, island unit, breakfast bar with cupboards/drawers under, T.V. aerial point, laminate wood flooring, recessed ceiling lights, panelled wall, French doors leading to the garden.

UTILITY

Fitted cupboards, work surfaces, plumbing for automatic washing machine, laminate wood flooring, radiator, rear entrance door.

STUDY

1.96 x 2.56 (6'5" x 8'4")

Panelled wall, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, airing cupboard housing hot water cylinder, radiator.

BEDROOM ONE

4.40 x 3.83 (14'5" x 12'6")

T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising large step in shower

cubicle, wash hand basin, low flush W.C., laminate wood flooring, recessed ceiling lights, part tiled walls, radiator.

BEDROOM TWO

3.41 x 2.94 (11'2" x 9'7")

Part panelled walls, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, part tiled walls, recessed ceiling lights, extractor, laminate wood flooring, radiator.

BEDROOM THREE

3.01 x 2.94 (9'10" x 9'7")

Radiator.

BEDROOM FOUR

3.58 x 3.21 (11'8" x 10'6")

Radiator.

BATHROOM

Four piece suite comprising step in shower cubicle, wash hand basin, low flush W.C., panelled bath, part tiled walls, recessed ceiling lights, extractor, radiator, shaver point.

OUTSIDE

The south-west facing garden enjoys sun throughout the day, with a block-paved terrace, lawn, established planting and attractive wisteria, private, enclosed and easy to maintain. To the front, a block-paved driveway provides ample off-road parking and leads to the garage.

GARAGE

5.42m x 3.56m (17'9" x 11'8")

Remote control operated electric door, power and light, boarded loft.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and gas.

The property is serviced by a shared waste pump supplied and serviced (expires 2030) by Kingspan.

APPLIANCES

No Appliances have been tested by the Agent.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

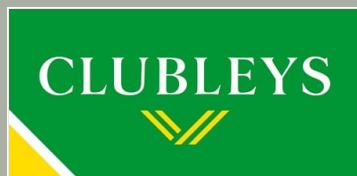
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.