

CLUBLEYS



80, Shipman Road,
Market Weighton, YO43 3RB
£450,000



ABOUT THE PROPERTY

Situated on an enviable, larger-than-average plot within a sought-after development, this exceptional family home is one of the largest on the site, offering approximately 1,998 sq ft of beautifully presented, modern accommodation with no onward chain. Designed for contemporary family living, the heart of the home is the impressive extended open-plan kitchen, dining, and living space, a fantastic, light-filled area ideal for everyday life and entertaining, with direct access to the rear paved patio and garden.

The ground floor also features a welcoming sitting room with a log burner, a versatile additional reception room or home office, a utility room with external access, and a downstairs WC, all arranged off a spacious entrance hall. To the first floor are three generous double bedrooms, including a superb master bedroom with fitted furniture and a modern, luxury, larger-than-average en-suite, alongside a stylish and spacious family bathroom, with stairs leading to the second floor where two further double bedrooms benefit from fitted furniture. Outside, the rear garden has been thoughtfully designed with socialising in mind, offering a good degree of privacy, lawned areas and hedge boundaries, while the side access leads to a low-maintenance garden with a Dutch barn providing excellent additional storage. To the front, a lawned garden and driveway offer ample off-road parking. Viewing is highly recommended to fully appreciate the space, plot size and quality of accommodation on offer.

Tenure: Freehold. East Riding of Yorkshire Council BAND: E.





THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate wood flooring, radiator, coved ceiling, stairs leading to first floor with cupboard under.

CLOAKROOM

Two piece white suite comprising low flush WC and wash hand basin, chrome ladder style radiator, part tiled walls, tiled floor.

SITTING ROOM

5.51 x 3.56 (18'1" x 11'8")

Multi fuel stove with stone hearth and wooden mantle, coved ceiling, radiator, TV aerial point.

OFFICE

4.92 max x 2.47 max (16'2" max x 8'1" max)

(Formerly garage) Radiator, laminate wood flooring, fitted cupboard housing wall mounted gas fired central heating boiler.

OPEN PLAN KITCHEN DINER

5.00 x 2.77 max (16'5" x 9'1" max)

Fitted with range of wall and base units comprising work surface, sink unit, eye level double oven, ceramic hob with extractor hood over, integral fridge, larder unit, integral dishwasher, breakfast bar with cupboards under, part tiled walls, recessed ceiling lights, radiator.

FAMILY AREA

3.77 x 3.08 (12'4" x 10'1")

PVC windows to two sides, radiator, French doors leading to the garden.

UTILITY

Fitted with a base unit comprising work surface, sink unit, plumbing for automatic washing machine, radiator, rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Radiator, airing cupboard housing hot water cylinder.

BEDROOM 1

3.56 max x 2.74 max (11'8" max x 9'0" max)

Fitted wardrobes with central drawer unit, matching bedside tables and dressing table, TV aerial point, coved ceiling.

EN-SUITE

Four piece white suite comprising walk in shower, free standing bath, wash hand basin set on vanity unit, low flush WC, radiator, TV aerial point, coved ceiling, recessed ceiling lights, part tiled walls.

BEDROOM 2

3.61 x 2.60 (11'10" x 8'6")

Radiator, coved ceiling, TV aerial point, access to roof space.

BEDROOM 3

2.88 x 2.60 (9'5" x 8'6")

Fitted cupboard, radiator, TV aerial point, access to roof space.

BATHROOM

Four piece white suite comprising corner bath with mixer tap shower attachment, wash hand basin set in vanity unit, low flush WC, step in shower cubicle, radiator, coved ceiling, recessed ceiling lights, part tiled walls.

SECOND FLOOR ACCOMMODATION**LANDING.**

Fitted cupboard, velux window.

BEDROOM 4

4.35 x 3.64 (14'3" x 11'11")

Fitted wardrobe with matching desk and drawer unit. Two velux windows, radiator, TV aerial point.

BEDROOM 5

4.35 x 3.39 (14'3" x 11'1")

Fitted wardrobe with matching desk and drawer unit. Three velux windows, radiator, TV aerial point.

OUTSIDE

Externally, the property occupies an enviable, larger-than-average plot, offering a good degree of privacy and space for the whole family. The rear garden has been thoughtfully designed with socialising in mind, featuring lawned areas, established hedge boundaries and a paved patio ideal for outdoor dining and entertaining. Side access leads to a low-maintenance additional garden area with a Dutch barn providing excellent storage, while to the front there is a lawned garden and a driveway offering ample off-road parking.

ADDITIONAL INFORMATION

The vendor informs us that full planning permission was previously approved for the erection of an extension to the existing integral garage to create a double garage.

SERVICES

Mains water, gas, electricity and drainage.

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		
(69-80)	C		
(55-68)	D	73	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.