

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



4 Cavendish Drive, Market Weighton, East Yorkshire, YO43 3GY

- 📍 Modern End Terrace
- 📍 Kitchen with Bi-folds
- 📍 Spacious Lounge
- 📍 Council Tax Band = B

- 📍 2 Double Bedrooms
- 📍 Enclosed Rear Garden
- 📍 Parking for Two Cars
- 📍 Freehold / EPC = B

£195,000

INTRODUCTION

Built by the well regarded Foxglove Homes, this modern end terrace property offers well planned accommodation ideally suited to contemporary living. The property benefits from off-street parking for two vehicles and an attractive enclosed rear garden.

The accommodation comprises an entrance hallway, spacious lounge and a modern dining kitchen with bi-folding doors opening onto the rear garden. To the first floor are two double bedrooms and a modern bathroom.

Outside, the property benefits from parking for two vehicles to the front, whilst the enclosed rear garden is laid mainly to lawn with a patio seating area and a useful storage building. Gated side access completes the outside space.

LOCATION

Market Weighton is a thriving and historic market town situated on the edge of the Yorkshire Wolds, offering an excellent blend of traditional charm and everyday convenience. Popular with a wide range of purchasers, the town provides a welcoming community atmosphere together with a comprehensive range of amenities, making it an ideal place to call home.

The town centre offers an excellent selection of independent shops, supermarkets, cafés, restaurants and public houses, together with a weekly market which continues a long-standing local tradition. Residents also benefit from a medical centre, pharmacy, library, leisure facilities and a choice of primary schools, whilst secondary education is available at the well-regarded Market Weighton School.

Market Weighton is ideally positioned for those wishing to enjoy both town and country living. Surrounded by the rolling countryside of the Yorkshire Wolds, the area provides excellent opportunities for walking, cycling and outdoor pursuits, with numerous picturesque villages and scenic routes close by.

The town also enjoys excellent transport links, with easy access to the A1079 providing convenient connections to York, Beverley and Hull, making it well suited to commuters as well as those wishing to explore the wider region.

Accessibility to key destinations includes:

- Beverley (Historic Market Town): Approx. 15 miles
- York: Approx. 20 miles
- Hull City Centre: Approx. 22 miles
- Pocklington: Approx. 8 miles

Combining the convenience of a well-served market town with the natural beauty of the Yorkshire Wolds, Market Weighton continues to be a highly desirable location for buyers seeking a relaxed lifestyle without compromising on everyday amenities.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor and door to:

LOUNGE

With windows to the front and side elevations plus a useful understairs cupboard.



DINING KITCHEN

Situated to the rear of the property with bi-folding doors leading out to the rear garden. The kitchen is fitted with modern units, incorporating an inset sink with mixer tap, oven, microwave oven, induction hob with filter above, fridge/freezer, dishwasher and a washer/dryer. There is ample space for a dining table and chairs.



CLOAKS/W.C.

With low flush W.C and wash hand basin.

FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

With fitted wardrobes and windows to the front elevation.



BEDROOM 2

With fitted wardrobes and window to the rear elevation.



BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights and window to side.



OUTSIDE

The property benefits from parking for two vehicles to the front, whilst the enclosed rear garden is laid mainly to lawn with a patio seating area and a useful storage building. Gated side access completes the outside space.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

If there is any point which is of 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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

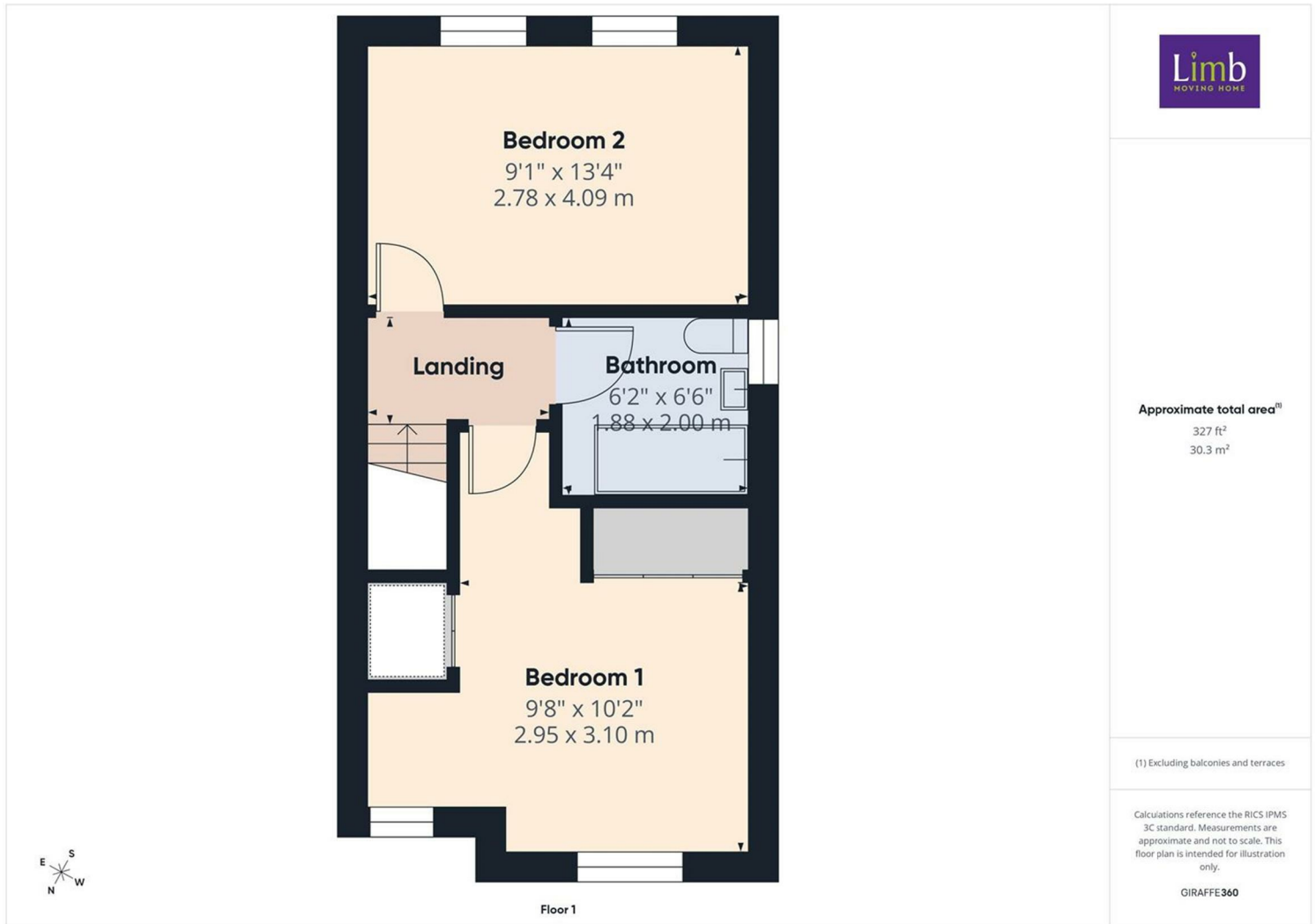
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	