

CLUBLEYS



32, Lysander Drive,
Market Weighton, YO43 3NQ
£315,000



ABOUT THE PROPERTY

This four-bedroom detached family home is well presented and situated in a popular, well-established area. Offering versatile accommodation and in good order throughout, the property features a welcoming entrance hall with cloakroom, a spacious sitting room with a bay window and multifuel stove, a fitted kitchen with access to the utility, a dining room, and a bright conservatory. Upstairs, there are four generously proportioned bedrooms, including a main bedroom with en-suite, complemented by a family bathroom. Outside, the rear garden is mainly lawned with mature hedges and shrubs, fenced boundaries, and side gated access, while the front offers a lawned garden and a block-paved driveway leading to an integral garage. This home is well maintained and ready for a family to move straight in.

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





THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, stairs to first floor, cupboard under, ceiling coving, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splash-back, radiator.

KITCHEN

2.86 x 3.33 (9'4" x 10'11")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, extractor hood, part tiled walls, tiled floor, radiator, archway to

UTILITY ROOM

1.87 x 1.81 (6'1" x 5'11")

Fitted base units, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, part tiled walls, tiled floor, rear entrance door.

SITTING ROOM

4.87 x 3.16 (15'11" x 10'4")

Bay window, multi fuel stove, tiled hearth, wooden surround, ceiling coving, radiator.

DINING ROOM

2.83 x 3.15 (9'3" x 10'4")

Ceiling coving, radiator, PVC patio doors to garden.

CONSERVATORY

3.18 x 2.22 (10'5" x 7'3")

PVC windows to three sides, brick dwarf walls, glass roof, wall light points, doors to garden.

FIRST FLOOR ACCOMMODATION**LANDING**

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

BEDROOM 1

5.19 x 3.12 (17'0" x 10'2")

Fitted wardrobes, matching drawers, radiator, ceiling coving.

EN-SUITE

Three piece suite comprising step in shower cubicle, shower boarding, low flush W.C., wash hand basin set in vanity unit, part tiled walls, ceiling coving, extractor, radiator.

BEDROOM 2

4.13 x 3.15 (13'6" x 10'4")

Radiator.

BEDROOM 3

2.84 x 2.92 (9'3" x 9'6")

Radiator.

BEDROOM 4

2.49 x 3.35 (8'2" x 10'11")

Radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap shower attachment, low flush W.C., pedestal wash hand basin, chrome heated towel rail, fully tiled walls, extractor.

OUTSIDE**GARAGE**

Up and over door, power and light.

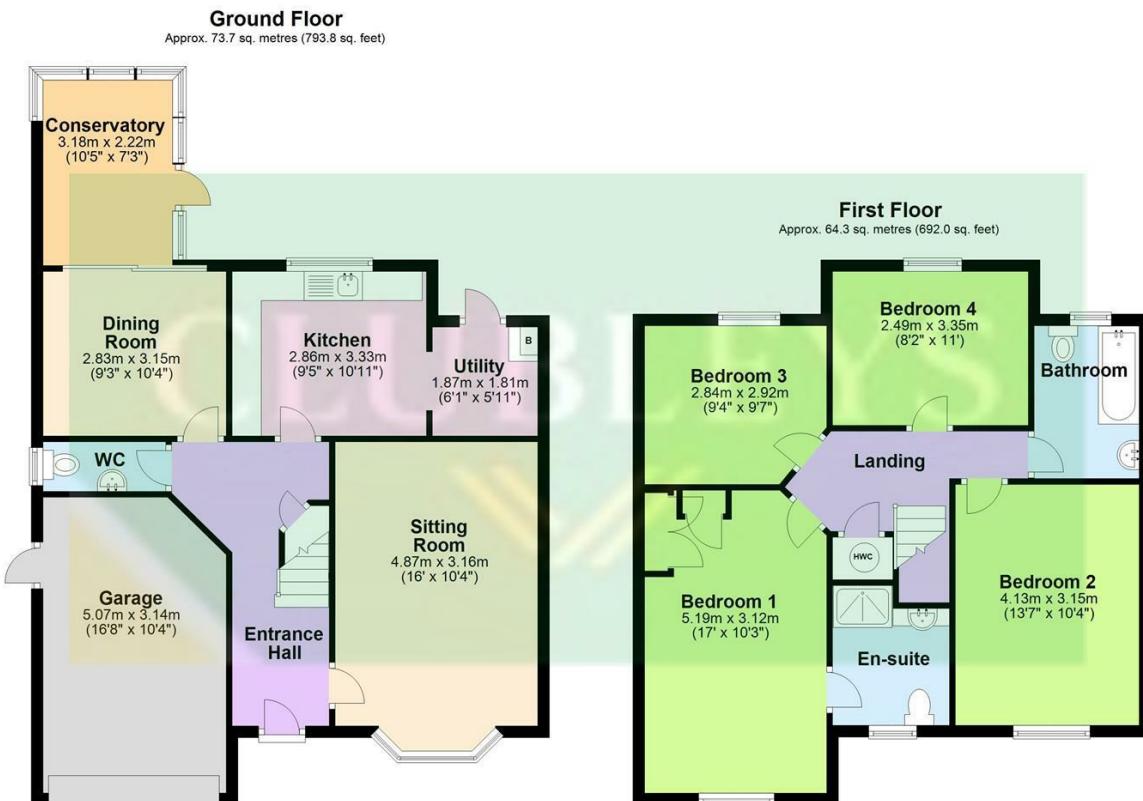
ADDITIONAL INFORMATION**SERVICES**

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	74	
(39-54)	E	64	
(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.