

RM
English



Shipman Road, Market Weighton, York, YO43 3RB

• A truly stunning family home unlike any other in the area • Contemporary open plan kitchen/living/dining area with bi-fold doors & underfloor heating. Separate utility room • Living room with a bay window & gas fire • Home office & cloakroom • Four double bedrooms, one with built in wardrobes & an en-suite • Family bathroom • Garden room with a built in bar & storage • Substantial plot • Double garage with an electric roller door. Off street parking on the drive • EPC = C

Guide Price £455,000

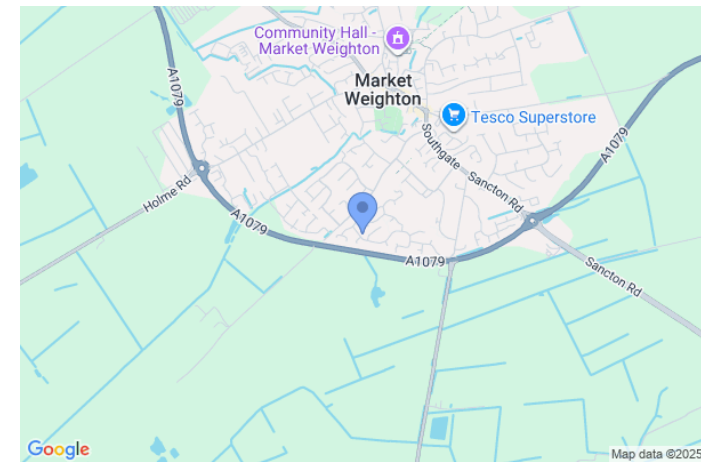
If you are looking to upsize and like the idea of being able to move into a house that requires no work, then look no further as this exceptional property provides just that. The current vendors have transformed the property over the years to create a contemporary detached family home that benefits from open plan living areas alongside individual cosy rooms. Improvements include an extension at the rear, all new floor coverings, upgrading of all windows and the installation of a garden room which is perfect for entertaining guests all year round. We believe that this property has no equal in the immediate area, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will stairs rising to the first floor, doors to either side that give access to reception rooms and a hallway which leads to the kitchen/living/dining area at the rear. The door on the left opens into a good sized living room with a bay window to the front that allows natural light to enter, whilst a gas fire with timber surround can be found at the centre. The home office is across the hall which again is a good size and could be used as a ground floor bedroom if required.

The hub of the house is the stunning open plan kitchen/living/dining area which will surely appeal to the most discerning of purchasers. There is substantial island that benefits from a lovely quartz worktop that doubles up as a breakfast bar to one side. Below you will find multiple storage units and a bin store. There is a full wall of storage units, an extremely useful pantry cupboard, two ovens, a warming drawer, dishwasher, fridge and freezer. There is space for a large dining table with chairs to one side and more than enough room for a full set of living room furniture to the other. There is underfloor heating within this section of the house, three Velux roof lights and a set of bi fold doors that open to the garden. There is a separate utility room to the side of the kitchen which has fitted storage, a sink and washing machine. The double garage is integral and benefits from an electric roller door. A cloakroom with a w/c and hand basin completes the ground floor.

To the first floor there are four double bedrooms, one of which benefits from a full wall of fitted wardrobes and an en-suite comprising shower, low level w/c, hand basin with storage below and a chrome heated towel rail. A family bathroom comprising bath with shower over, pedestal hand basin and low level w/c completes the internal accommodation.

Externally you will see that the plot is an extremely good size. The rear is mainly laid to lawn with a patio seating area in one corner and a path that leads to the rear of the garage. The garden is fully enclosed, so if perfect if you have young children or pets. The garden room has been fitted with a bar, shelving and a corner seat, all of which are included. There is a separate storage area at the other side, perfect for gardening paraphernalia. There is additional off street parking on the drive for multiple cars.

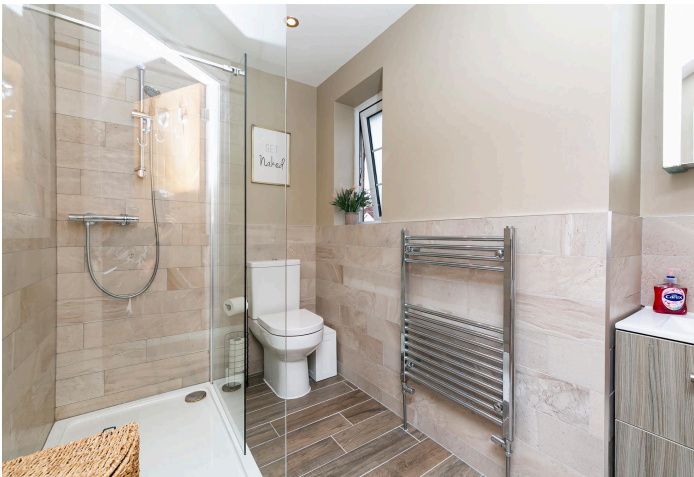




A STUNNING FAMILY HOME UNLIKE ANY OTHER IN THE AREA



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 1686 sq. ft / 156.64 sq. m
Garage 273 sq. ft / 25.40 sq. m
Outbuilding 244 sq. ft / 22.64 sq. m
Total 2203 sq. ft / 204.68 sq. m

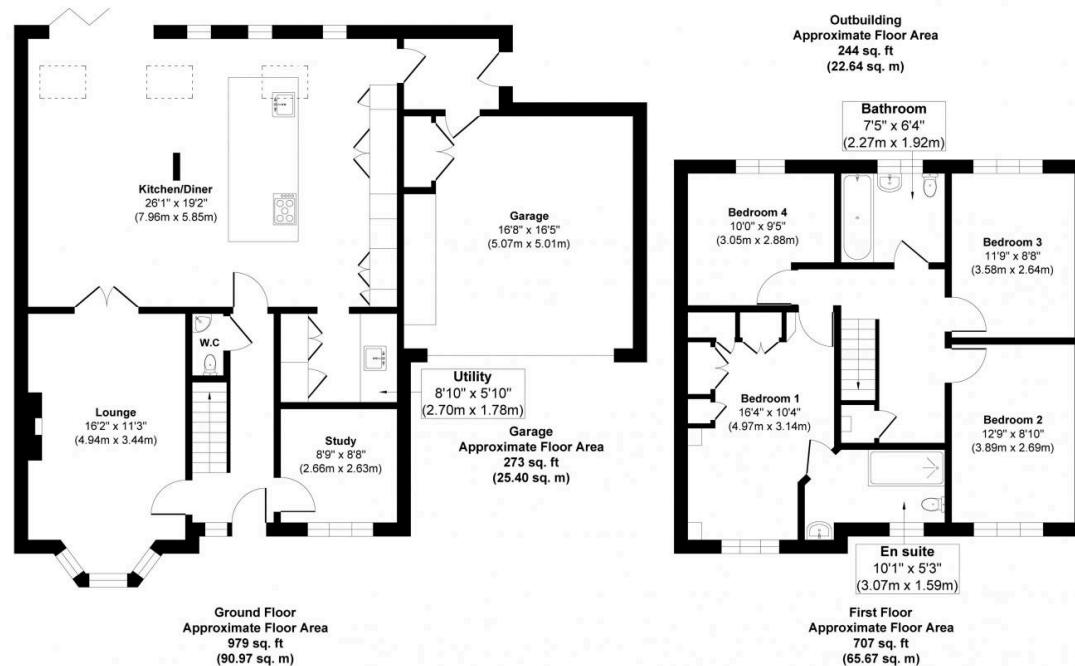
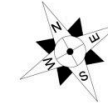


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