CLUBLEYS

23, Londesborough Road, Market Weighton, YO43 3HW

£565,000

rightmove

ZOOPLA

ABOUT THE PROPERTY

Exceptional 1,840 sq ft family home with a 33’11” kitchen, dining & family room.
Beautiful proportions, high ceilings and a layout made for family life give this five-bedroom home a character and sense of space that sets it apart. Occupying a sought-after position on Londesborough Road, within an easy walk of the town centre, the house has been owned from new since 2019 and recently redecorated in a stylish, timeless palette. The spacious entrance hall sets the tone, leading to a sitting room, separate office/reception room and an impressive kitchen, dining and family room spanning the rear. Designed as the natural hub of the home, it combines a generous kitchen with integrated appliances and breakfast bar, relaxed living and dining space, a feature media wall and bi-fold doors opening directly onto the garden. A separate utility adds everyday practicality. Upstairs are five bedrooms, two en-suites and a four-piece family bathroom. Outside, the landscaped garden offers several inviting seating areas, while a generous driveway leads to the double garage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: E

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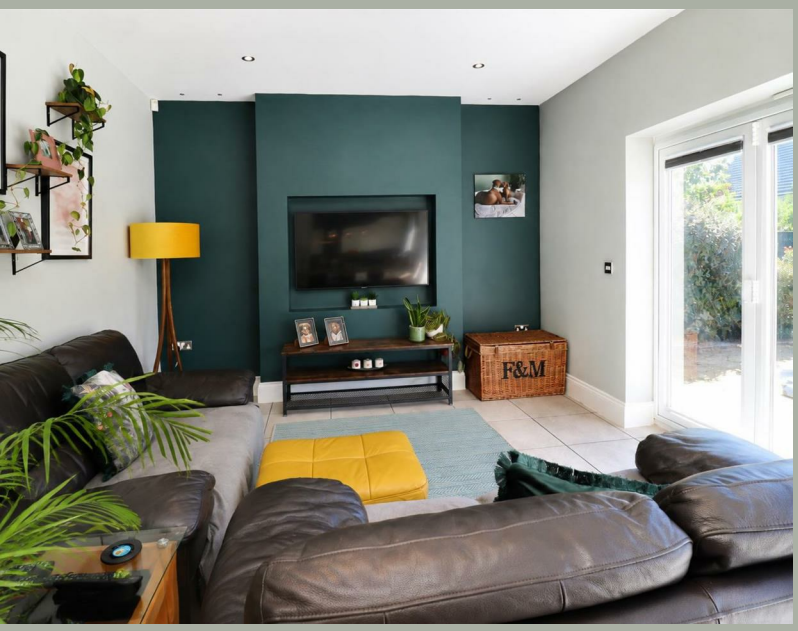

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, tiled floor, recessed ceiling lighting, radiator, stairs to the first floor and useful under-stairs storage cupboard.

WC
Two-piece suite comprising low-flush WC and wash hand basin with storage cupboard beneath, inset mirror, part-tiled walls, tiled floor, radiator, recessed ceiling lighting and extractor fan.

SITTING ROOM
4.51m x 3.88m (14'9" x 12'8")
Radiator.

OFFICE
2.78m x 3.54m (9'1" x 11'7")
Radiator.

OPEN PLAN KITCHEN/FAMILY ROOM
3.62m x 10.34m (11'10" x 33'11")
Fitted with a range of wall and base units incorporating cupboards and drawers, work surfaces and 1.5-bowl stainless steel sink unit. Integrated appliances include fridge freezer, dishwasher, eye-level double oven and gas hob with extractor hood over. Tiled floor, recessed ceiling lighting, vertical radiator, TV feature wall and bi-fold doors with privacy film.

UTILITY
1.63m x 2.09m (5'4" x 6'10")
Fitted with a range of wall and base units, stainless steel sink unit, plumbing for automatic washing machine, cupboard housing wall-mounted gas-fired central heating boiler, radiator, tiled floor and rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space, fitted cupboard housing hot water cylinder, recessed ceiling lighting and radiator.

BEDROOM 1
4.22m x 3.55m (13'10" x 11'7")
Radiator, fitted wardrobe.

EN-SUITE
Three-piece white suite comprising walk-in shower cubicle, low-flush WC and wash hand basin set within a vanity unit, inset mirror, part-tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lighting, extractor fan and shaver point.

BEDROOM 2
3.32m x 2.94m max (10'10" x 9'7" max)
Radiator, fitted wardrobe.

EN-SUITE
Three-piece white suite comprising walk-in shower cubicle, low-flush WC and wash hand basin set within a vanity unit, inset mirror, part-tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lighting, extractor fan and shaver point.

BEDROOM 3
2.67m x 3.78m (8'9" x 12'4")
Radiator, fitted wardrobe.

BEDROOM 4
2.86m x 3.57m (9'4" x 11'8")
Radiator.

BEDROOM 5
2.97m x 2.90m (9'8" x 9'6")
Radiator.

BATHROOM
Four-piece suite comprising panelled bath, step-in shower cubicle, low-flush WC and wash hand basin set within a vanity unit, inset mirror, part-tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lighting and extractor fan.

OUTSIDE
The landscaped rear garden has been designed for both relaxing and entertaining, with a choice of paved seating areas, established planting, mature trees and hedging creating a private feel. Gated side access and a garden shed add practicality. To the front, a smart resin and block-paved driveway provides ample parking and leads to the detached double garage.

DOUBLE GARAGE
Up and over doors, side personal door, power and light.

ADDITIONAL INFORMATION
The sellers have advised that access to the private drive is via a private road, which is the joint responsibility of the properties numbered 23–29 on the street to maintain. The sellers have advised there is a service charge is payable to RMG for approximately £230 per annum, which will be further verified and confirmed by the solicitor.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

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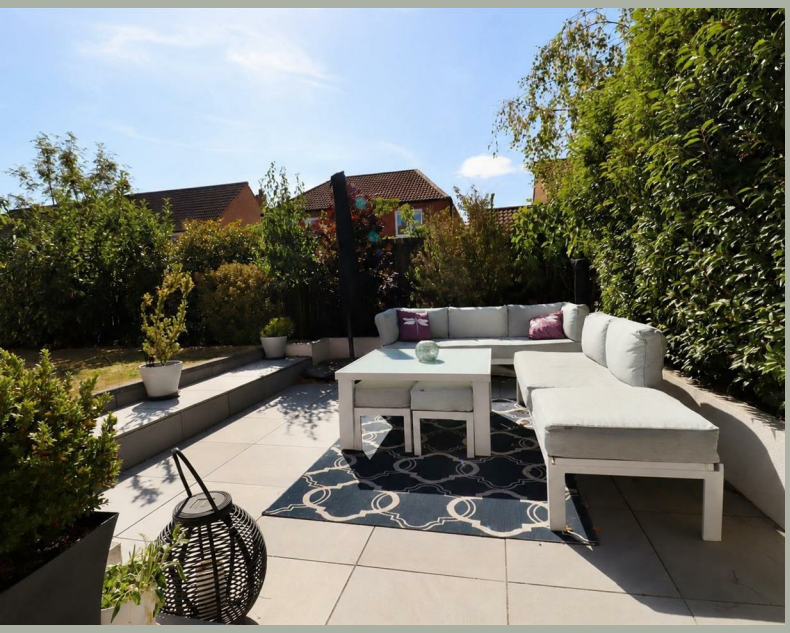

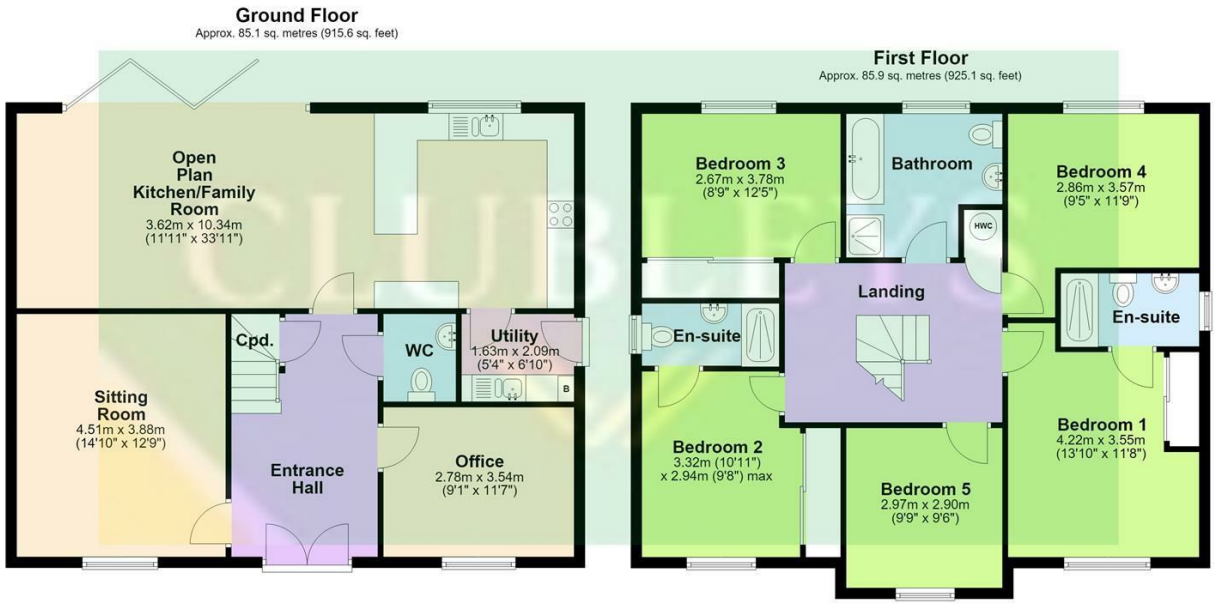

Total area: approx. 171.0 sq. metres (1840.7 sq. feet)

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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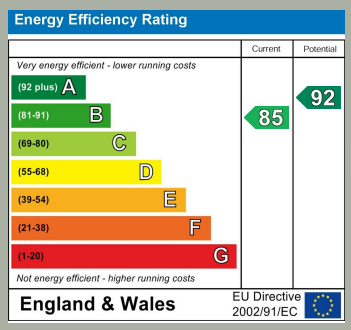

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer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