

RM
English



Market Weighton, York, North Yorkshire, YO43 3FZ

Guide Price £450,000

The Hotham is a substantial family home, boasting an abundance of internal space that will surely appeal to any growing family. If a purchase is made prior to the kitchens, sanitary ware and tiles being chosen, then the customer will be invited down to their exclusive showroom premises and be given the opportunity to make certain selections on these items. All options are showcased within their showroom, supported by a team of experienced staff able to discuss design and colour palettes. This is quite unique as few developers can match this.

Hotham Park Developments are a trusted local developer that excel at providing high specification new build homes, so if you are looking for your forever family home then you need to book a viewing to fully appreciate everything this lovely site has to offer. One of the desirable features of this site, is that every house has been provided with a wide drive, good sized gardens and space between each property, something that is ignored by so many developers these days.

The internal pictures used are of Plot 4, as Plot 9 is still under construction.

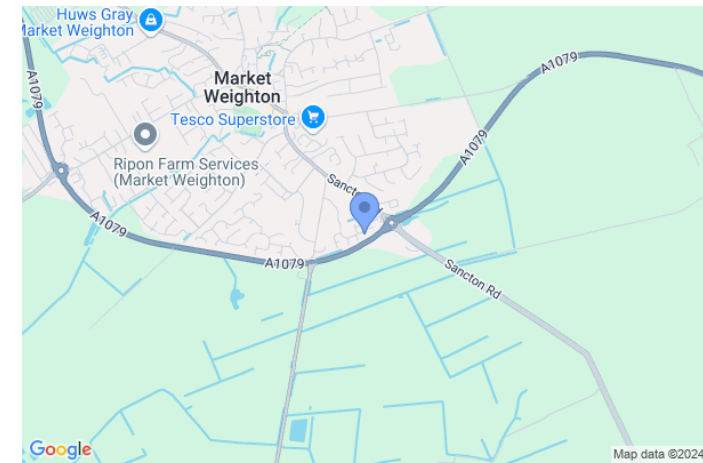
On entering you find yourself in a good-sized hallway with stairs on the right leading to the first floor and various doors off. The first door on the right opens into the living room which is extremely spacious. There is potential for a media wall to be installed at an extra cost. A door on the left down the hall gives access to the integral garage with an up and over front door.

The kitchen/living/dining area is extremely light as there are multiple windows and a set of French doors, which open to the garden. The kitchen can be fitted with an island that has a silestone worktop and storage below, whilst an L shaped worktop with a recessed sink could go to the side as shown in the images. There will be a range of appliances including a wine fridge, fridge/freezer, dishwasher and two ovens. If you want a slightly different kitchen then there are potential choices available. A separate utility room at the far end of the kitchen will be fitted with a worktop that incorporates a stainless steel sink with drainer, storage cupboards, space for white goods and a door which opens to the garden. A cloakroom with a w/c and hand basin completes the ground floor.

To the first floor there are four double bedrooms, two with built in storage, one with an en-suite comprising shower, low level w/c, floating hand basin and a chrome heated towel rail. One of these bedrooms could be utilised as a first-floor reception room, if five bedrooms are not required. A family bathroom comprising bath, shower, low level w/c, hand basin with storage below and a chrome heated towel rail completes this floor.

The master suite occupies the entire top floor and is substantial in size. There is a low level fitted storage cupboard and an en-suite comprising shower, low level w/c, floating hand basin and a chrome heated towel rail.

Externally there is a gravelled drive to one side for multiple cars, an integral garage with space for a family car & gardening equipment, a lawn to the front and rear, the rear being fully enclosed by a timber fence. A patio seating area at the rear provides the perfect place for the enjoying the sun in the summer months.





A STUNNING FAMILY HOME WITH AN EXTRAORDINARY MASTER SUITE



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		0
Very energy efficient - lower running costs	Current	Potential
(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		EU Directive 2002/91/EC

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Reference: 2052

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	Potential
(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		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services

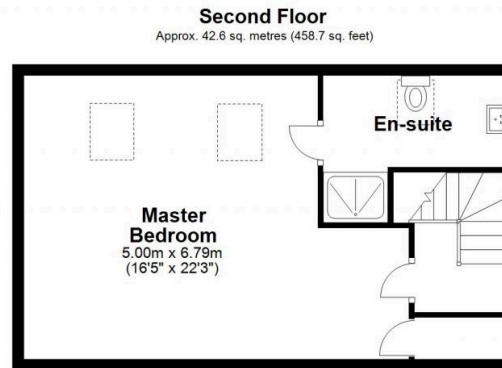
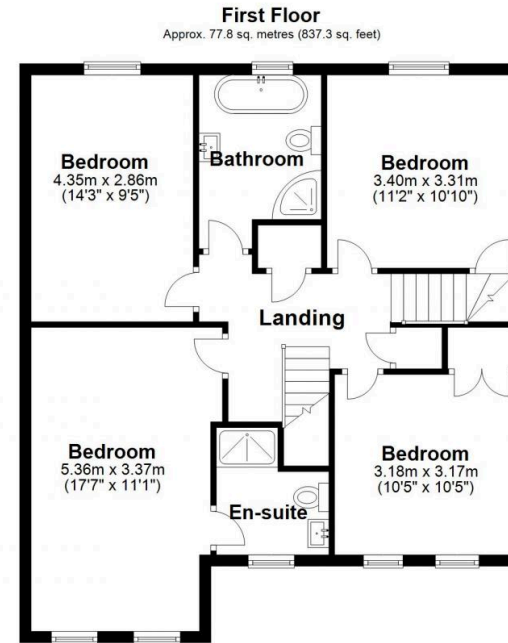
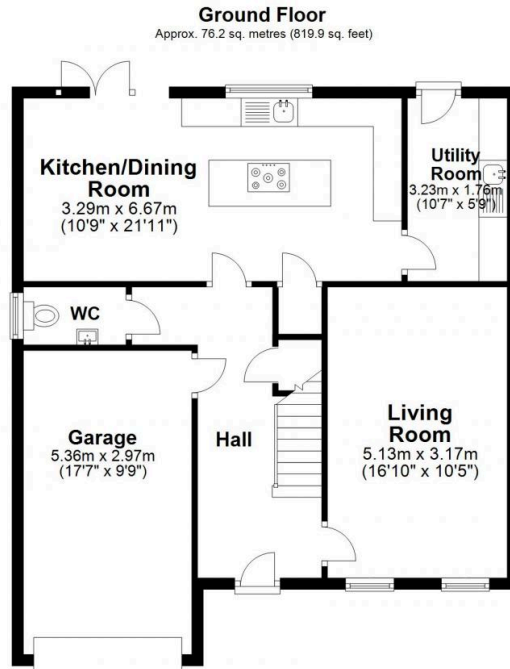


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 196.6 sq. metres (2115.9 sq. feet)

For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

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