



Spring Road, Market Weighton, York, YO43 3JG

- No Onward Chain • A beautifully presented modern family home in a highly desirable location • Kitchen with a range of appliances • Dining area with space for a good sized table and chairs • Living room and a garden room • Four bedrooms, two bathrooms and a dressing room/study • Fully enclosed rear garden with a large patio seating area • Gated off street parking • Garage converted into storage • EPC = C

Guide Price £430,000

This deceptively spacious family home boasts over 2000 sqft of internal accommodation and has been maintained to very high standard. The property has been configured in such a way that it would be perfect for anyone that is looking for dual family living or if you have children that enjoy having their own space. The property has been future proofed as it has bedrooms and bathrooms on both the ground and first floor. A viewing is highly recommended to fully appreciate the quality of this family home which is offered to the market with No Onward Chain.

There are two separate entrances, both of which have a set of stairs that lead to the first floor. The door on the right-hand side opens into a hallway from which you can access the old integral garage, which now operates as storage. Beyond you will find the kitchen which has a tiled floor, dual aspect windows, a single door that opens to the garden, an L shaped solid wood worktop that incorporates a four-ring hob and a stainless-steel sink with drainer. In addition, there is a single oven, an undercounter fridge and freezer. A second worktop has a dishwasher and washing machine below.

Moving into the dining room you will notice that it is big enough to accommodate a large formal dining table with chairs, whilst a door on the right opens into a lovely garden room perfect for enjoying the sun in the summer months. The main living room is next which has an electric fire at its centre and a large window that allows natural light to enter. There are two bedrooms on the ground floor and a family bathroom comprising bath with shower attachment, pedestal hand basin, low level w/c and a chrome heated towel rail.

As you ascend the staircase you will see a double bedroom on the left-hand side and a Jack & Jill bathroom on the right. The bathroom has been fitted with a freestanding bath, separate shower, low level w/c and a glass hand basin. Beyond the bathroom is a home office/dressing room, a living area and another bedroom.

Externally the rear garden is fully enclosed by a mature hedge, whilst the centre has been laid to lawn. There is a substantial patio seating area which has a low-lying brick wall to three sides. There is a composite garden shed and various flower beds. To the front of the property you will find various mature shrubs, a lawn and a gated driveway for multiple cars.





AN IMMACULATE FAMILY HOME WITH NO ONWARD CHAIN



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			
		73	81

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		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			
		0	0

England, Scotland & Wales

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



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Total area: approx. 189.4 sq. metres (2038.3 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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