



**Ash Grove, Market Weighton, York, YO43 3DY**

- A beautifully presented family home in a highly desirable location
- Contemporary kitchen and separate utility room
- Stunning garden room with Bi-fold doors
- Formal living room and a home office/snug
- Ground floor cloakroom with w/c and hand basin
- Master bedroom with dressing area and en-suite
- Three further double bedrooms, one with an en-suite
- Family bathroom
- Large rear garden and a garage
- EPC = C

## Guide Price £367,500

This deceptively spacious and modern family home is situated on a corner plot at the end of a no through road, only a short distance from the centre of Market Weighton. The current vendors have extended the property at the rear to create a stunning reception room that will surely appeal to anyone that enjoys entertaining guests. A viewing is highly recommended to fully appreciate everything this lovely home has to offer.

The kitchen/diner is open plan with a range of integrated appliances including a dishwasher, double oven, a five ring gas hob and a fridge/freezer. There are two worktops, one of which incorporates a stainless steel sink with drainer and a range of storage cupboards. There is space at the far end of the room for a formal dining table with chairs. A separate utility room can be found off to one side which has a worktop with space below for white goods and a door that opens to the rear garden. The extension is beyond the dining area and benefits from a set of bi-folding doors, the perfect place to sit and enjoy the sun in the summer months. To the other side of the house you will find a home office that could be used as a snug or a games room, if so desired. The main living room is adjacent and has a set of double doors that again open to the garden. A cloakroom with w/c and hand basin completes the ground floor.

To the first floor you will find the impressive master suite which comprises of a large double bedroom, walk in dressing area with five wardrobes and an en-suite bathroom comprising bath, low level w/c, pedestal hand basin and a heated towel rail. Across the landing is the guest room which has fitted wardrobes and an en-suite shower room with a corner shower, low level w/c, pedestal hand basin, heated towel rail and mirrored vanity unit. There are two additional double bedrooms. A family bathroom comprising of a separate shower with rainfall shower head, bath, pedestal hand basin, low level w/c and a heated towel rail completes the internal accommodation.

Externally the rear garden is larger than most in the immediate area. There are two patio seating areas, one of which has been used to house a hot tub. The garden is fully enclosed by a timber fence, so is perfect if you have young children or pets. In addition, there are a number of mature shrubs and trees. There is a single garage which can be accessed via an up and over door or a side access. The front garden has been laid to lawn, whilst parking can be found in front of the garage and to the side.

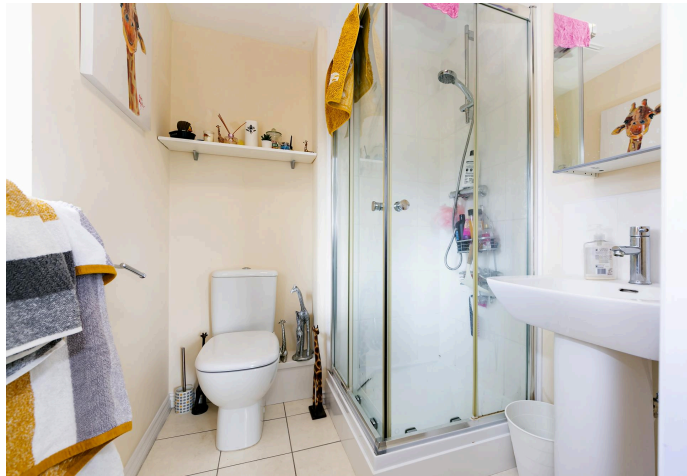




**A STUNNING FAMILY HOME LOCATED ON A NO THROUGH ROAD**



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



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			
		78	87

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

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



Address: Ash Grove, Market Weighton, York, YO43 3DY  
Reference: 1667



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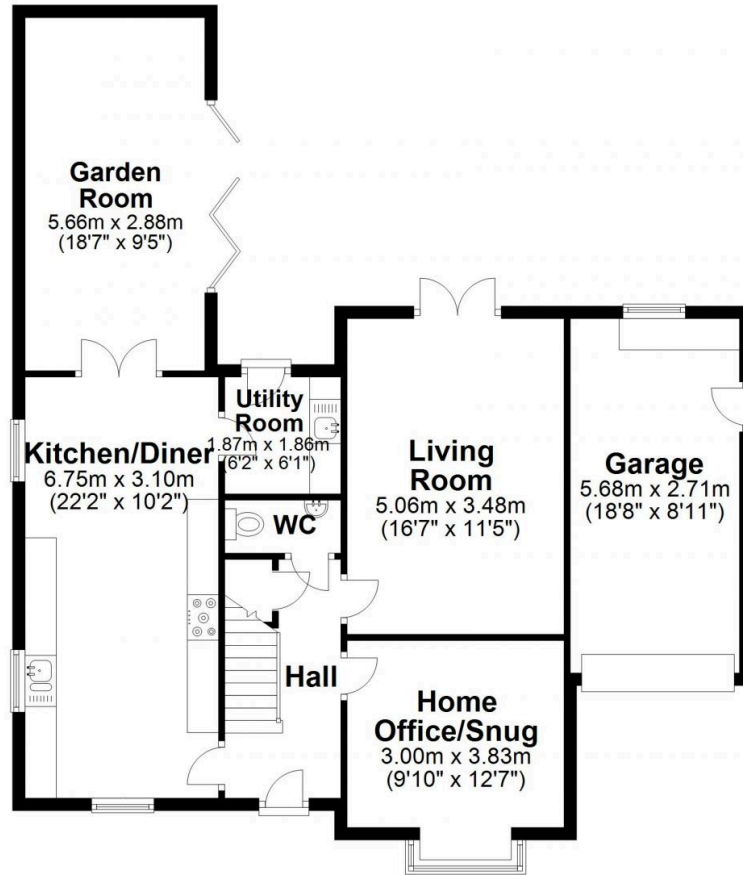


Offices in York, Pocklington and Market Weighton

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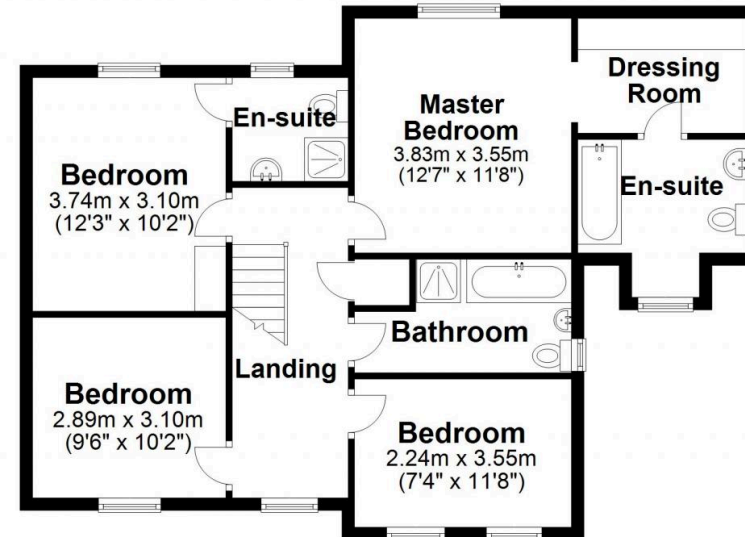
### Ground Floor

Approx. 97.2 sq. metres (1045.8 sq. feet)



### First Floor

Approx. 74.1 sq. metres (797.7 sq. feet)



Total area: approx. 171.3 sq. metres (1843.5 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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