



LYSANDER DRIVE, MARKET WEIGHTON YO43

£295,000

NORTH
RESIDENTIAL

A fabulous and cherished home, built by the sought-after developer Peter Ward Homes, located within a desirable corner position, and located in a sought-after market town.

This is a well-proportioned house with flexible accommodation and benefits from having no onward chain, being situated within the historic town of Market Weighton. An accessible location, with easy access to Beverley, York, and Pocklington.

This provides an excellent opportunity to purchase a spacious property of about 1156sqft in total, which is naturally light throughout, and has a beautiful private rear garden. This exclusive development is enhanced by a block brick road on approaching the house.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band C	EPC Rating Band D
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Property Description.

The naturally bright entrance hall benefits from having a window by the stairs. The sitting room is a warm and welcoming reception space with a bay window, there is a gas fire with an attractive fire surround, and marble hearth. There is a generous amount of space, perfect for family living and entertaining. The dining room is ideally located to the rear where the garden views can be fully enjoyed through the patio doors, allowing direct garden access.

The breakfasting kitchen has an excellent range of tasteful wall and base units and benefits from an integrated gas hob, grill, oven and there is space for a dishwasher. There is a useful deep drawer below the hob, a tall larder style cupboard offers practical storage space and the views onto the garden make this a special room. The adjacent utility area has a worksurface, space for a washing machine, fridge/freezer, a door leading to the driveway, and it contains the boiler. The remaining accommodation on the ground floor includes a WC.

There are three double bedrooms on the first floor. The principal bedroom, which has lovely light through its two windows, has a wonderful range of integrated wardrobes, which are complemented by integrated bedside tables, a chest of drawers and a dressing table. There is the benefit of an en-suite shower room which has half-tiled walls, and a useful tiled shelf. Bedrooms two and three are positioned to the rear and these share the family bathroom. The bathroom has a white suite, with half tiled walls. There is a hot water tank and linen cupboard on the landing.

The property benefits from having double glazing throughout, the house is presented in excellent condition with neutral tones throughout and there is no onward chain.

This attractive home has many fantastic qualities and with its neutral and welcoming decor throughout, the house is ready to be enjoyed by a new owner.

This is a versatile and nicely proportioned property, making it a perfect home.



Outside.

The front garden is laid to lawn with a path from the driveway leading to the front door, there are mature shrubs, and the long gravel drive provides generous parking for multiple vehicles. The single garage has an up and over door, together with a pedestrian door allowing access from the rear garden. The rear garden is perfectly enhanced and offers superb space and privacy to benefit from this north-west facing aspect.

The garden wall to the north-east provides a perfect structure for the border and growing plants. There is a patio by the dining room and a decked area in the western corner, both offering excellent positions for relaxing and summer entertaining. The area of lawn directly behind the garage would make an ideal location for placing a summer house or garden office.



Services.

Mains services are installed. Mains gas central heating.

Directions.

Postcode – YO43 3NQ

For a precise location, please use the What3words App [///performs.unwind.engineer](https://www.what3words.com/)



Location.

Market Weighton is a traditional market town, conveniently positioned adjacent to the A1079 for access to Beverley and York. The town has a range of high-quality independent retailers with a major supermarket within walking distance of the high street. Primary and secondary schools are available, together with a range of professional services, sporting, and recreational activities. The Hudson Way on the eastern edge of the town is an attractive walking and cycling route with many opportunities for picnics on the former railway line from Market Weighton to Beverley.

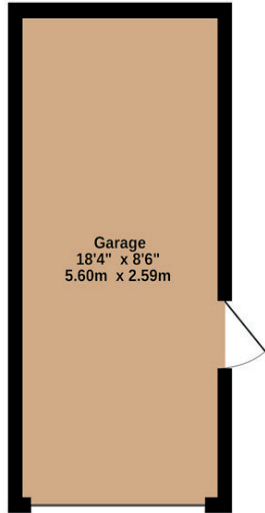
This is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with its beautiful beaches and numerous golf courses are within easy reach. Many pretty villages are close by including South Dalton with the Michelin star Pipe and Glass Inn, Cherry Burton, Etton, and Goodmanham just to the north. Drewton's Farm shop is located about 6 miles to the south and Langlands Garden Centre about 2.3 miles to the west.

Beverley, about 10 miles to the east, is a historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers. Brough railway station is only 11 miles away giving easy access to Leeds, Manchester and London.

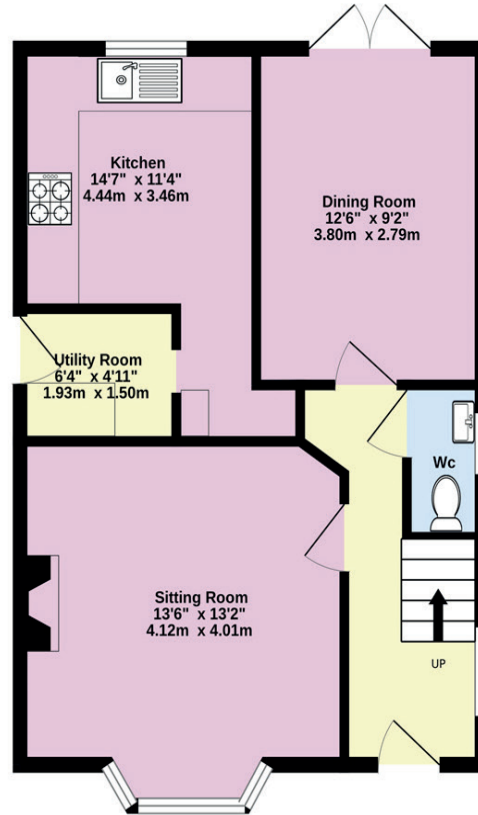
The historic city of York, Leeds and Hull are within reach and commuting distance. York offers an excellent range of high quality, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours. Strong state and independent schools are all within a viable school run.



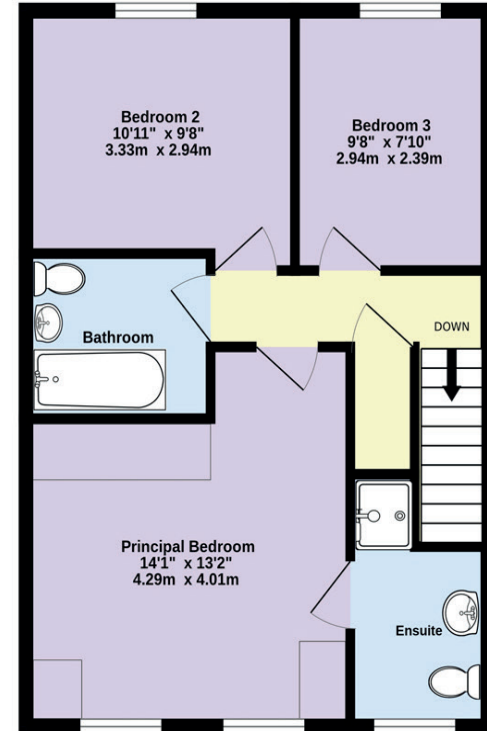
GARAGE
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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