



LYSANDER DRIVE, MARKET WEIGHTON YO43

£275,000

NORTH
RESIDENTIAL

A beautifully presented and welcoming home, offering perfect space, 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, 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 1102sqft in total, which is naturally light throughout, and has an attractive rear garden. This exclusive development is enhanced by a block brick road on approaching the house. This is a wonderful contemporary property, enhanced for modern living. The house benefits from beautiful reception space and three bedrooms. With natural light throughout, the accommodation offers tremendous space for entertaining and family living.



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

The entrance hall provides a perfect space for keeping coats and shoes and this leads to the generously sized and warm sitting room, this is ideal for entertaining and offers ample, flexible space for a variety of layouts and furniture. The attractive bay window lets light fill the room and there are many contemporary features which enhance the character which include recessed shelves with downlights, a window seat within the bay window, tasteful wood laminate floors and a feature made of the former fireplace.

The adjacent kitchen with dining area further enhances the attractiveness of the house. With views onto the garden, the south facing kitchen has an excellent range of wall and base units in a cream coloured shaker style, complemented by classical cream tiles and a wood grain effect worksurface. There are integrated appliances which include an oven, gas hob, fridge and freezer, washing machine and dishwasher. The dining area, with a statement panelled wall, is a perfect space for entertaining and enjoying family life, making this a wonderful sociable space. There are patio doors leading into the conservatory which provides another excellent reception space in which to enjoy the south facing garden, making this a perfect room for entertaining throughout the seasons. There are doors providing direct access into the garden and attractive timber panels are below the windows.

Useful storage space is located below the staircase. The stairs and landing have been designed to make the house feel light and airy and the landing has a cupboard. There are three bedrooms on the first floor. The principal bedroom is a good-sized double room which has a nice open aspect with views onto the front. It also has an integrated wardrobe and the benefit of an en-suite shower room which has been recently installed with tasteful fixtures. There is a heated towel rail, and the suite is complemented by high-quality contrasting black fittings. Bedrooms two and three, also good-sized rooms share the family bathroom. The bathroom is fully tiled and has modern white, tastefully designed fittings and a heated towel rail.

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.







Outside.

The front garden is laid to lawn and the long gravel drive provides generous parking for multiple vehicles. The smart appearance of the front is enhanced by the estate style metal railings encompassing the front boundary. The detached single garage has an up and over door, together with a pedestrian door allowing access from the rear garden. The enclosed, south facing rear garden is perfectly enhanced and offers superb space and privacy.

The garden wall provides a perfect structure for the border and growing plants. There is a patio by the conservatory and a further patio in the far southern corner, both offering excellent positions for relaxing and summer entertaining. There is a nice area of lawn and a pergola above the patio beyond the garage.

Services.

Mains services are installed. Mains gas central heating.

Directions.

Postcode – YO43 3NQ

For a precise location, please use the What3words App [///unroll.clearcut.glares](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.

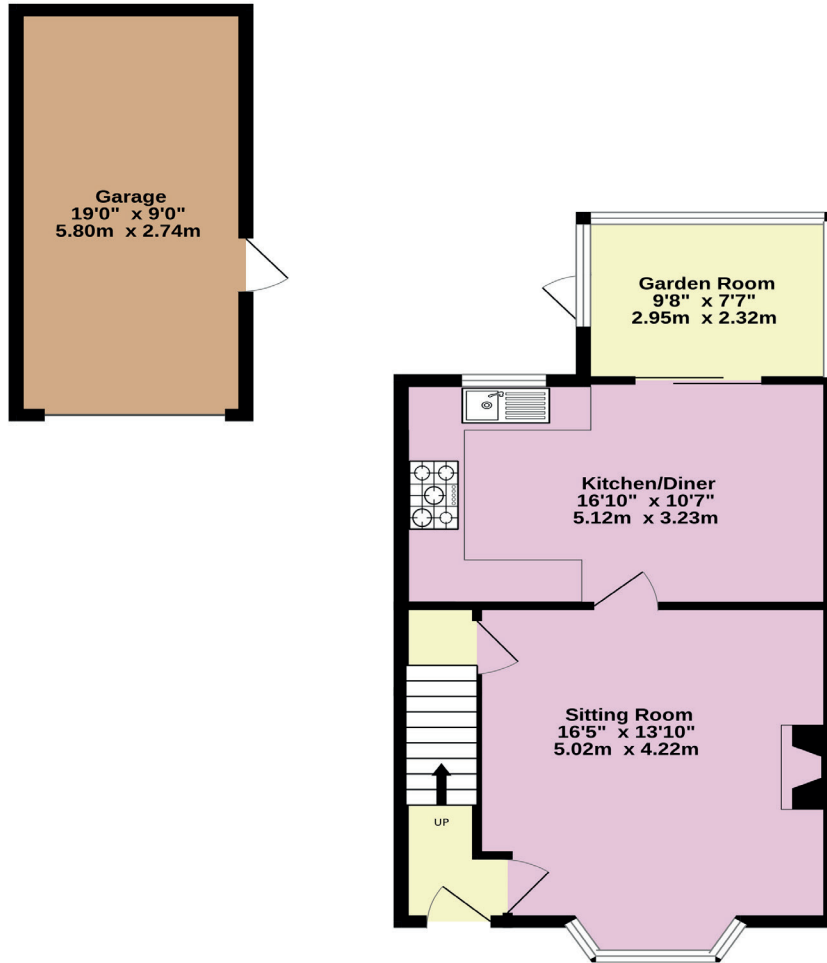
This is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with its beautiful beaches and numerous 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.

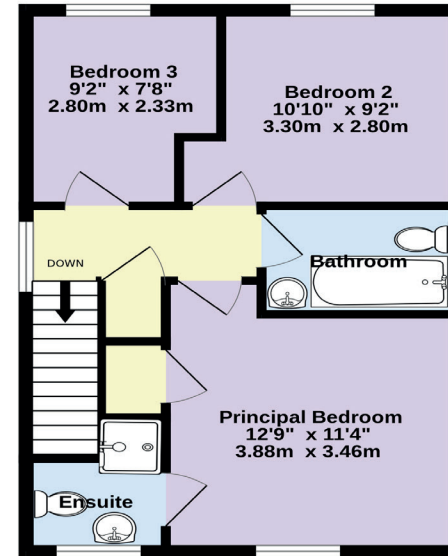
The historic city of York, Leeds and Hull are within reach and commuting distance. York offers an excellent range of high quality, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline 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.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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



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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