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# Lonsdale House, 39a North Road, Lund YO25 9TF

## GROUND FLOOR ACCOMMODATION

Under floor heating to the ground floor.

### ENTRANCE HALL

Front entrance door, wooden flooring, staircase to first floor with cupboard under, ceiling coving, recessed ceiling lights.

### SITTING ROOM

4.66m x 3.60m (15'3" x 11'10")

Multifuel stove set on stone fireplace with granite hearth, ceiling coving.

### OFFICE

3.96m x 3.60m (13'0" x 11'10")

Wooden flooring, recessed ceiling lights.

### OPEN PLAN LIVING KITCHEN

9.66m max x 7.48m max (31'8" max x 24'6" max)

Oak wall and floor units incorporating granite work surfaces, integral dishwasher, freestanding fridge freezer, one and a half bowl sink unit, double range oven with stainless steel splash back and extractor hood over, island unit with granite work surfaces, drawers and bin storage under and power, recessed ceiling lights, ceiling coving, tiled floor, two sets of french doors to garden.

### UTILITY ROOM

3.04m x 2.06m (10'0" x 6'9")

Fitted with a range of base units, with complimentary granite work surfaces, ceramic sink unit, plumbed for automatic washing machine, cupboard housing floor standing boiler, rear entrance door.

### CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin, tiled floor.

## FIRST FLOOR ACCOMMODATION

Under floor heating in bathroom and en-suites.

### LANDING

Access to part boarded roof space with loft ladder and light, radiator, two fitted cupboards one housing hot water cylinder, ceiling coving, recessed ceiling lights.

### BEDROOM ONE

4.20m x 3.61m (13'9" x 11'10")

Fitted wardrobes with matching drawer unit and dressing table, radiator, recessed ceiling lights, telephone point.

### EN SUITE

Three piece white suite comprising step in shower cubicle, wash hand basin set in vanity unit, low flush WC, fully tiled walls, tiled floor with underfloor heating, recessed ceiling lights, extractor fan, chrome ladder style towel rail.

### BEDROOM TWO

4.67m x 3.60m (15'4" x 11'10")

Fitted wardrobes to one wall, radiator, TV aerial point.

### EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, fully tiled walls, tiled floor with underfloor heating, recessed ceiling lights.

### BEDROOM THREE

4.40m max x 3.60m (14'5" max x 11'10")

Fitted wardrobes, radiator, recessed ceiling lights, TV aerial point.

### BEDROOM FOUR

4.20m x 3.48m (13'9" x 11'5")

Fitted wardrobes, recessed ceiling lights, TV aerial point, radiator.

### BATHROOM

Four piece white suite comprising bath, step in shower cubicle, low flush WC, wash hand basin set in vanity unit, tiled floor, radiator, fully tiled walls, recessed ceiling lights, radiator.

### OUTSIDE

To the rear of the property is landscaped garden with paved patio area and paved seating area immediately beyond the house, lawned garden having shrub beds and borders with decorative pathways. Block paved driveway providing ample parking for several vehicles leading to the garage. Outside taps with both hot and cold water.

### DOUBLE GARAGE

5.68m x 6.10m (18'8" x 20'0")

Electric door, power and light, rear door, electric solar panels.

### ADDITIONAL INFORMATION

The property benefits from 3kw Solar panel system and feed in tariff (FIT). The Solar Panels are owned by the vendor.

### SERVICES

Mains water, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.