

CLUBLEYS



31 Lyon Avenue,
Market Weighton YO43 3GP
Offers in the region of £360,000



Standing on a corner plot and being fully rendered transforms this property's appearance to a modern and impressive four bedroom detached family home. With spacious living accommodation arranged over two floors. The ground floor maximises the natural light with bay windows and French doors. Featuring an open-plan kitchen, dining and family area, a separate sitting room, utility room and cloakroom to the ground floor. On the first floor bedroom 1 has a dressing area and en-suite while the modern family bathroom serves bedroom 2,3 and 4. The property benefits from an integral garage having access from the hallway. Lawned garden to the front and rear of the property with driveway and access to the integral garage.

LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, internal door to the garage, stairs leading to first floor with cupboard under, Karndean flooring.

SITTING ROOM

4.31m x 4.27m (14'2" x 14'0")
Bay window to the front, radiator.

OPEN PLAN FAMILY ROOM/KITCHEN

6.38m max x 5.63m max (20'11" max x 18'6" max)

Fitted with a range of wall and base units comprising 1.5 bowl stainless steel sink unit, eye level double oven, integrated fridge and freezer, integrated dishwasher, Island unit with 5 ring gas hob with extractor fan over and storage below including cupboards and pan drawers, two radiators, recessed ceiling lights, Karndean flooring, French double doors to the rear garden.

UTILITY

Fitted wall and base units with work surfaces, plumbing for automatic washer, rear entrance door, Karndean flooring.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin, recessed ceiling lights.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, radiator, airing cupboard housing hot water cylinder.

BEDROOM 1

4.28m x 3.29m (14'1" x 10'10")
Radiator.

DRESSING AREA

Recessed ceiling lights.

EN-SUITE

Three piece white suite comprising low flush WC, wash hand basin, walk in shower cubicle, chrome ladder style radiator, tiled floor, part tiled walls, recessed ceiling lights, extractor fan.

BEDROOM 2

3.52m x 3.07m (11'7" x 10'1")
Radiator.

BEDROOM 3

3.80m max x 3.54m (12'6" max x 11'7")
Radiator.

BEDROOM 4

3.08m x 2.75m (10'1" x 9'0")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin with drawers below, tiled floor, part tiled walls, chrome ladder style radiator, recessed ceiling lights, extractor fan.

OUTSIDE

Lawned garden to the front and rear of the property with driveway and access to the integral garage. Fence boundaries with side gated access and outside electrical point.

GARAGE

4.80m x 2.70m (15'9" x 8'10")
Up and over door, internal door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

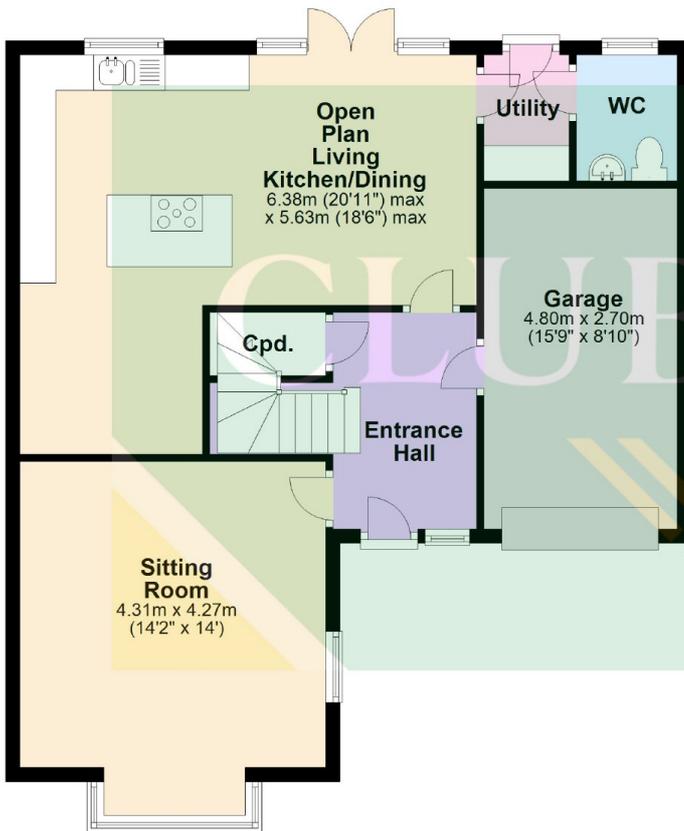
LOCAL AUTHORITY

East Riding of Yorkshire Council BAND E



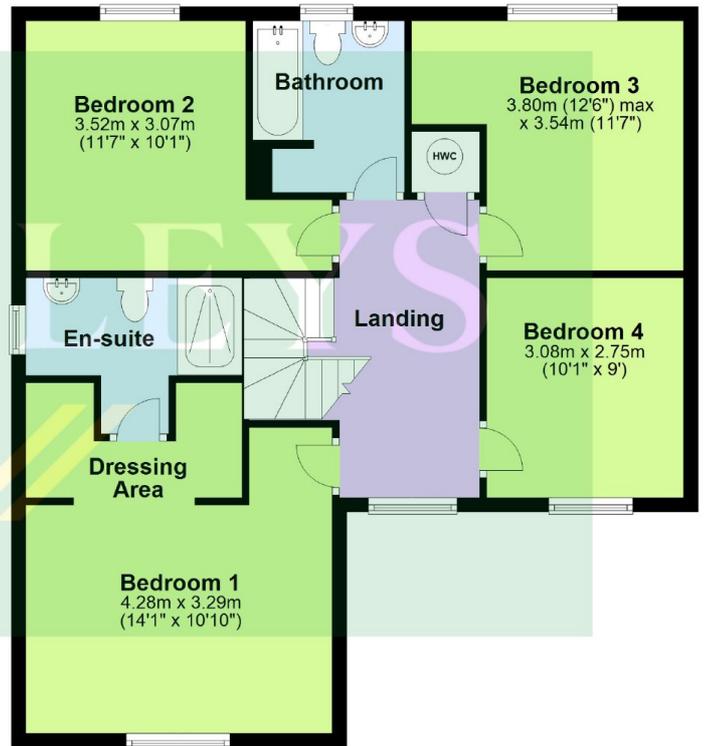
Ground Floor

Approx. 76.4 sq. metres (822.3 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.7 sq. feet)



Total area: approx. 152.7 sq. metres (1644.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		93
(81-92)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property. Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.