# Plot 104, The Maple, 8 Hebden Road, Market Weighton, YO43 3TN
# £275,000




MAKE YOUR MOVE EASIER – £1,000 TOWARDS SOLICITOR FEES, PLUS FIRST-TIME BUYERS RECEIVE A 5% DEPOSIT CONTRIBUTION & £99 RESERVATION FEE.

Plot 104, The Maple is a luxurious three bedroom semi-detached home with en-suite.

The Wolds is a thoughtfully planned development of over 100 new homes, designed to bring together contemporary living with the tranquillity of the East Riding countryside.

Located on the edge of Market Weighton, The Wolds by Danum Homes presents a thoughtfully curated mix of 2, 3 and 4 bedroom houses, alongside 2 and 3 bedroom bungalows, designed to suit a range of modern lifestyles. Set within landscaped green space, the development blends naturally into its surroundings, creating a calm and welcoming environment to call home. With excellent transport links to nearby towns and cities, and everyday amenities within easy reach, The Wolds offers a seamless balance of countryside tranquillity and connected living. Whether you're searching for a new home in Market Weighton or a place to put down roots, The Wolds offers space, comfort and a lifestyle shaped around everyday living.
Tenure: Freehold. East Riding of Yorkshire Council: Band TBC

Tenure: Freehold
East Riding of Yorkshire
Band: New Build

Market Weighton is a charming market town nestled in the heart of the East Yorkshire Wolds, perfectly positioned between the historic city of York and the vibrant city of Hull, both approximately 20 miles away. Renowned for its welcoming community and excellent range of amenities, the town offers a variety of independent shops, supermarkets, cafés, public houses, schools, a library, sports facilities and a doctor's surgery.

Combining the appeal of market town living with excellent connectivity, Market Weighton provides convenient access to Hull, York and the wider region via the nearby M62 motorway network, making it an ideal location for commuters and families alike.

## KEY FEATURES

The Wolds has been carefully designed to offer a selection of energy-efficient new homes, with prices starting from £240,000. The development features a range of 2, 3 and 4 bedroom houses, alongside well-appointed bungalows, catering to a variety of lifestyles and stages of life. Set within a sought-after location on the edge of Market Weighton, residents benefit from excellent transport links to surrounding towns and cities, as well as convenient access to nearby shops and everyday amenities. With a focus on modern design and long-term efficiency, each home at The Wolds is built to provide comfort, practicality and lasting value.

Prices from £240,000
A selection of 2, 3 and 4 bedroom houses and bungalows
Sought-after location on the edge of Market Weighton
Energy-efficient homes designed for modern living
Excellent transport links to surrounding towns and cities
Close to local shops, amenities and everyday essentials

## LOCATION

With a range of new build homes for sale in Market Weighton, buyers can choose from a selection of thoughtfully designed properties suited to modern living.

As well as a supermarket on the development’s doorstep, the Wolds benefits from its close proximity to the market town of Market Weighton. The pleasant High Street, lined with Georgian and Victorian buildings, is just a few minutes’ walk away and offers a variety of eateries, shops, and other amenities.

The town itself can be easily reached either on foot or via a convenient nearby bus route.

Families have a wide range of schools from which to choose, with Saint Mary’s Primary, Market Weighton Infant, Market Weighton Secondary School and Mount Pleasant Junior Schools all within a 5-minute drive or easy bus ride.

For other leisure activities, the town includes a sports centre and new gym while the surrounding countryside is ideal for outdoor pursuits, with nearby Londesborough Park a beautiful walking route as part of the Wolds Way National Trail.

## SPECIFICATION

Each home at The Wolds has been thoughtfully specified to combine modern design with everyday practicality. Interiors feature a choice of finishes throughout, including contemporary kitchens with integrated appliances, stylish bathrooms with quality sanitaryware, and well-considered living spaces designed for comfort and ease. Energy-efficient construction and double glazing come as standard, alongside modern electrical fittings and connectivity throughout the home. Externally, properties benefit from landscaped gardens, private parking or garages, and carefully planned outdoor spaces, creating a complete home environment both inside and out.

Specification Highlights:

Contemporary kitchens with integrated appliances and choice of finishes
Stylish bathrooms and en-suites with modern sanitaryware and tiling
Energy-efficient design with UPVC double glazing throughout
Choice of flooring, worktops and internal finishes (subject to build stage)
Modern electrical specification with TV points and fitted lighting
Private gardens, patios and external lighting
Driveways and garages available on selected plots
Electric vehicle charging provision available

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

### LOUNGE
3.40m x 3.40m (11'1" x 11'1")

### KITCHEN/DINER
7.20m x 4.90m (23'7" x 16'0")

### WC
1.50m x 1.30m (4'11" x 4'3")

## FIRST FLOOR ACCOMMODATION

### BEDROOM 1
3.40m x 3.80m (11'1" x 12'5")

### EN SUITE
1.60m x 1.625m (5'2" x 5'3")

### BEDROOM 2
2.70m x 4.00m (8'10" x 13'1" )

### BEDROOM 3
3.47 x 2.40m (11'4" x 7'10")

### BATHROOM
2.775m x 2.20m (9'1" x 7'2" )

### OUTSIDE
Lawned garden and fence boundaries.

### ADDITIONAL INFORMATION
The property will be subject to a service charge, which will be confirmed by the solicitors.

### SERVICES
Mains water, electricity and drainage. Heating via air source heat pump.

### APPLIANCES
No appliances have been tested by the agent.

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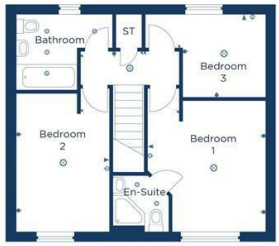
Ground Floor




First Floor




**Kitchen / Dining**
7200 x 4900 23'8" x 16'1"

**Lounge**
3400 x 3400 11'2" x 11'2"

**W.C**
1500 x 1300 4'11" x 4'3"

**Bedroom 1**
3400 x 3800 11'2" x 12'6"

**En-Suite**
1600 x 1625 5'3" x 5'4"

**Bedroom 2**
2700 x 4000 8'10" x 13'2"

**Bedroom 3**
3475 x 2400 11'5" x 7'11"

**Bathroom**
2775 x 2200 9'1" x 7'3"

Low level socket | High level socket | Pendant light | External light | Fluorescent light | Spotlight | Light switch | TV point | BT point

**AGENTS NOTES**
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 and 9 am to 3 pm Saturday

**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.

**MATERIAL INFORMATION**
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**
We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

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 a 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.

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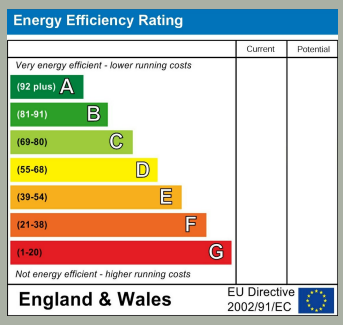


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.