



15, Finkle Court,
York, Market Weighton, YO43 3LZ
£425,000



ABOUT THE PROPERTY

Puddle House is nestled at the end of a peaceful cul-de-sac, offering an excellent degree of privacy with virtually no passing traffic. Set behind gates and approached via a generous driveway with turning circle, this substantial five-bedroom detached family home provides spacious and versatile accommodation in one of the area's most sought-after locations.

At the heart of the home is the stunning open-plan kitchen/diner, a wonderful space designed for modern family living. With generous room for cooking, dining and relaxing, French doors open onto the enclosed rear garden, creating the perfect setting for entertaining guests, family gatherings or simply unwinding on a summer's evening. A separate utility room adds everyday convenience, while the bright and inviting sitting room, welcoming entrance hall and ground floor WC complete the accommodation.

The first floor offers a spacious master bedroom with en-suite, two further bedrooms and the family bathroom, while the second floor provides two additional double bedrooms and a stylish shower room, ideal for older children, guests or home working.

Outside, the enclosed rear garden enjoys both lawned and paved seating areas, complemented by mature shrubs and established planting, creating a private haven for relaxing and making memories with family and friends. Gated access and the impressive driveway provides parking for multiple vehicles and incorporates a turning circle to complete this fantastic home, which simply must be viewed to be fully appreciated.

Tenure: Freehold East Riding of Yorkshire Council band: F.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, wooden flooring, radiator.

SITTING ROOM

5.87 x 3.42m (19'3" x 11'2")

Bay window, gas fire, marble effect surround and hearth, ceiling coving, two radiators.

KITCHEN/DINER

6.35m x 5.07m max (20'9" x 16'7" max)

Fitted with a range of wall and base units comprising composite 1.5 bowl sink unit, feature tap, integrated dishwasher, eye level electric double oven, island unit, electric 5 range hob, extractor hood over, part tiled walls, tiled floor, radiator, media wall, electric fire and space for T.V., recessed ceiling lights, ceiling coving, double doors to garden.

UTILITY

Rear entrance door, fitted with a range of wall and base units, tiled floor, part tiled walls, cupboard housing wall mounted gas fired central heating boiler.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, chrome ladder towel rail, wooden flooring, extractor.

FIRST FLOOR

LANDING

Fitted cupboard, radiator, stairs to second floor.

BEDROOM ONE

3.17m x 3.40m (10'4" x 11'1")

Ceiling coving, radiator.

EN SUITE

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit, step in shower cubicle, shower screen, part tiled walls, radiator, extractor, mirrored cupboard.

BEDROOM TWO

2.96m x 3.42m (9'8" x 11'2")

Ceiling coving, radiator.

BEDROOM THREE

3.51m x 2.73m (11'6" x 8'11")

Two fitted cupboards, ceiling coving, radiator.

BATHROOM

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit, panelled bath, shower over, part tiled walls, tiled floor, radiator, extractor.

SECOND FLOOR

LANDING

Fitted cupboard, velux window, radiator.

BEDROOM FOUR

4.29m x 3.42m (14'0" x 11'2")

Fitted cupboard, velux window, two radiators.

BEDROOM FIVE

2.39m x 3.46m (7'10" x 11'4")

Fitted cupboard, radiator.

BATHROOM

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit, step in shower cubicle, shower screen, black "T" radiator, part tiled walls, velux window, extractor.

OUTSIDE

Outside, the enclosed rear garden enjoys both lawned and paved seating areas, complemented by mature shrubs and established planting, creating a private haven for relaxing and making memories with family and friends. Gated access and the impressive driveway provides parking for multiple vehicles and incorporates a turning circle to complete this fantastic home.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 161.1 sq. metres (1734.5 sq. feet)

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.

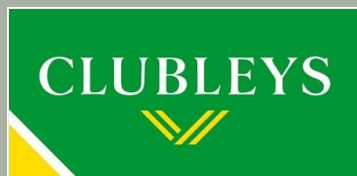
MORTGAGES

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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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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.