



40, Kings Court,  
Market Weighton, YO43 3FN  
£250,000



**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](mailto: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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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.

This impressive three-storey family home offers exceptional space and modern living, featuring three bedrooms, two with en-suite bathrooms. Arranged over three floors, the property boasts a stunning 25ft x 11ft approximate garden room, currently used as a gym and bar, perfect for entertaining or relaxing. The ground floor welcomes you with a spacious entrance hall, a convenient WC, and a utility area providing coat and shoe storage and access to the store. At the rear, a sleek, upgraded kitchen with integrated appliances and a breakfast bar opens via French doors onto the rear garden. The first floor includes a generous sitting room with a Juliet balcony, a third bedroom, and a family bathroom. The top floor features two double bedrooms with en-suites, including a beautifully extended and upgraded main bedroom suite. Outside, the rear garden offers a paved seating area, artificial lawn, and decking leading to the garden room, while the front benefits from a driveway providing convenient off-street parking. Exceptionally maintained throughout, this home perfectly combines space, style, and functionality.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



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**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, part panelled walls, engineered wood flooring, stairs leading to the first floor, fitted shelved cupboard, radiator.

**W.C.**

Two piece white suite comprising low flush W.C., wash hand basin set on vanity unit with tiled splash back, radiator.

**UTILITY**

2.36m x 2.52m (7'8" x 8'3")

Fitted with a range of wall and base units comprising work surfaces, plumbing for automatic washing machine, space for tumble dryer, radiator, door leading to the garage.

**KITCHEN/DINER**

3.63m x 4.70m (11'10" x 15'5")

Fitted with a range of wall and base units comprising work surfaces with upstand, stainless steel sink unit, electric oven, induction hob with extractor hood over, integrated fridge and freezer, integrated dishwasher, cupboard housing wall mounted gas fired central heating boiler, breakfast bar, part panelled walls, radiator, PVC rear entrance door.

**FIRST FLOOR ACCOMMODATION****LANDING**

Stairs leading to second floor, radiator.

**SITTING ROOM**

4.19m x 4.70m (13'8" x 15'5")

Engineered wood flooring, radiator x 2, TV point, PVC French doors (Juliette balcony)

**BEDROOM THREE/OFFICE**

2.72m x 3.46m max (8'11" x 11'4" max)

Currently fitted as an office space, radiator.

**BATHROOM**

Three piece light coloured suite comprising panel bath with mixer tap shower attachment, pedestal wash hand basin, low flush W.C., partially tiled walls, extractor fan, radiator.

**SECOND FLOOR ACCOMMODATION****LANDING**

Airing cupboard housing hot water cylinder, radiator.

**BEDROOM ONE**

4.19m x 4.70m max (13'8" x 15'5" max)

Radiator x 2.

**EN SUITE**

Three piece white suite comprising walk in shower cubicle, wash hand basin set on vanity unit, low flush W.C., illuminated mirror, tiled floor, fully tiled walls, extractor fan, vertical heated towel rail.

**BEDROOM TWO**

2.72m x 3.00m (8'11" x 9'10")

Radiator, laminate flooring.

**EN SUITE**

Three piece white suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, partially tiled walls, radiator, extractor fan.

**STORE**

3.89m x 2.53m (12'9" x 8'3")

Up and over garage door, power and light.

**GARDEN ROOM**

7.83m x 3.64m max (25'8" x 11'11" max)

Currently used as a gym and bar, engineered wood flooring, recessed ceiling lights, two electric wall heaters.

**OUTSIDE**

The rear garden is a true standout, featuring a paved seating area, artificial lawn, and decking that leads seamlessly to the excellent 25ft x 11ft garden room, currently used as a gym and bar, perfect for entertaining or relaxing. With its combination of low-maintenance landscaping and versatile outdoor space, the garden offers an ideal setting for family life and social gatherings, while the front provides a driveway for convenient off-street parking.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

