



44, Lyon Avenue,  
Market Weighton, YO43 3GP  
£368,000



Total area: approx. 126.5 sq. metres (1361.8 sq. feet)



**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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.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. Holmfieled 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			94
(81-91) 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 representation 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.

NO ONWARD CHAIN – VIDEO TOUR AVAILABLE An immaculate, standout property presented in show-home condition, this beautifully maintained home combines style, comfort and practicality in a superb location close to the town. Designed for modern living and economical running costs, the accommodation flows from a welcoming entrance hall into a spacious sitting room featuring a striking media wall with inset soundbar and electric fire. The impressive fitted kitchen with integrated appliances opens to a generous dining area with French doors to the landscaped, low-maintenance garden, an exceptional sociable space enjoying sunshine from early morning into the evening, complete with artificial lawn, multiple paved seating areas, and an acoustically insulated summer house. The integral garage has been converted to a storage space, currently used as a utility room, adding further convenience. Upstairs offers four well-proportioned bedrooms, two with wardrobes, the main with en-suite, and a modern family bathroom. Additional highlights include solid oak internal doors throughout, high-speed BT internet, motorised horizontal blinds, and a large block-paved driveway providing parking for three vehicles, making this an outstanding home that truly stands above the rest.

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



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, stairs to first floor, radiator, ceiling coving. luxury vinyl floor tiles.

**W.C.**

Two piece white suite, low flush W.C., pedestal wash hand basin with chrome mixer tap and tiled splash back, partially tiled walls, tiled floor, radiator, recessed ceiling lights, extractor fan.

**SITTING ROOM**

4.45m x 3.02m (14'7" x 9'10")  
Feature multi media wall with sound bar, electric inset fire and space for television, radiator, ceiling coving, media panel.

**KITCHEN/DINER**

3.06m x 7.90m (10'0" x 25'11")  
Fitted with a range of wall and base units comprising work surface, 1.5 bowl stainless steel sink unit with chrome mixer tap, eye level double oven, gas hob with extractor hood over and glass splash back, integral refrigerator and freezer, integral dishwasher, under unit and under plinth lighting, panelled walls, luxury vinyl floor tiles, recessed ceiling lights, ceiling coving, media panel, radiator, double doors leading to garden.

**UTILITY**

3.20m x 2.49m (10'5" x 8'2")  
Fitted with a range of wall and base units comprising work surface, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, laminate flooring.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to roof space, radiator, ceiling coving, fitted cupboard housing hot water cylinder.

**BEDROOM ONE**

4.35m max x 3.54m max (14'3" max x 11'7" max)  
Fitted wardrobe, radiator, ceiling coving, media panel.

**EN SUITE**

Three piece white suite comprising low flush W.C., wall hung wash hand basin with chrome mixer tap, step in shower cubicle, partially tiled walls, tiled floor, radiator, recessed ceiling lights, extractor fan.

**BEDROOM TWO**

3.11m max x 4.25m max (10'2" max x 13'11" max)  
Fitted wardrobe, fitted cupboard, radiator, ceiling coving.

**BEDROOM THREE**

3.75m max x 2.98m max (12'3" max x 9'9" max)  
Radiator, ceiling coving.

**BEDROOM FOUR**

3.05m max x 2.60m max (10'0" max x 8'6" max)  
Radiator.

**BATHROOM**

Three piece white suite comprising low flush W.C., wall hung wash hand basin with chrome mixer tap, panel bath with shower over and shower screen, partially tiled walls, tiled floor, radiator, recessed ceiling lights, extractor fan.

**OUTSIDE**

The beautifully landscaped rear garden has been designed as a superb sociable and low-maintenance space, enjoying sunshine from early morning through to the evening. Featuring artificial lawn, multiple paved seating areas and a dedicated hot tub area, it offers the perfect setting for both relaxation and entertaining. A standout feature is the acoustically insulated summer house ideal for a home office or gym, while a large block-paved driveway to the front provides parking for up to three vehicles.

**STORE**

2.30m x 2.49m (7'6" x 8'2")  
Up and over door.

**ADDITIONAL INFORMATION**

The vendor informs us that the property is subject to a service charge of around £320.00 per annum. However, this may be subject to change and will be confirmed by Solicitors.

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

