

11, Young Drive,  
Market Weighton, YO43 3RL  
£340,000



## ABOUT THE PROPERTY

The largest house style on the development, this exceptional four-bedroom detached family home is immaculate, stylish, and presented in truly move-in ready condition, boasting an upgraded kitchen and beautifully finished en-suites. The welcoming entrance hall provides stairs to the first floor and a convenient WC, while to the front of the property a stunning sitting room with bay window offers an elegant retreat. The impressive kitchen to the rear is undoubtedly the heart of the home, featuring ample storage and work surfaces, integrated appliances, and generous space for a dining table and relaxed seating area, with French doors opening onto the garden and creating a seamless indoor-outdoor flow. A separate utility room adds practicality and provides access to the garage, where the current owners have thoughtfully created a music area. Upstairs, there are four double bedrooms, two with en-suite shower rooms, along with a modern family bathroom, all presented in like-new condition. Externally, the rear garden enjoys paved seating areas, a lawn, garden shed, fenced boundaries and side gated access, while the front is lawned with a side driveway leading to the garage, completing this superb family home.

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







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, stairs to first floor, radiator.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, recessed ceiling lights, extractor, radiator.

### SITTING ROOM

5.45m x 3.42m (17'10" x 11'2")  
Bay window, T.V. aerial point, two radiators.

### KITCHEN/DINING ROOM

3.28m x 6.32m (10'9" x 20'8")  
Fitted with a range of wall and base units comprising granite work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, induction hob, extractor hood over, integrated dishwasher, integrated fridge and freezer, tiled floor, recessed ceiling lights, two radiators.

### UTILITY ROOM

Fitted with wall and base units comprising work surfaces, stainless steel sink unit, integrated washing machine, plumbing for tumble drier, tiled floor, recessed ceiling lights, rear entrance door, internal garage door.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

4.66m x 3.99m max (15'3" x 13'1" max)  
T.V. aerial point, radiator.

### EN SUITE

Three piece suite comprising walk in shower, low flush W.C., wash hand basin, recessed ceiling lights, fully tiled walls, tiled floor, chrome heated towel rail, extractor.

### BEDROOM TWO

3.80m x 4.06m max (12'5" x 13'3" max)  
Radiator,

### EN SUITE

Three piece suite comprising walk in shower, low flush W.C., wash hand basin, recessed ceiling lights, fully tiled walls, tiled floor, extractor.

### BEDROOM THREE

3.24m x 3.27m (10'7" x 10'8")  
Radiator,

### BEDROOM FOUR

3.24m x 2.78m (10'7" x 9'1")  
Radiator.

### BATHROOM

Three piece suite comprising panelled bath, low flush W.C., wash hand basin, recessed ceiling lights, part tiled walls, tiled floor, chrome heated towel rail, extractor.

### OUTSIDE

The rear garden features paved seating areas ideal for outdoor dining and entertaining, a lawn, a garden shed, fenced boundaries, and convenient side gated access. To the front, there is a lawn and a side driveway providing off-road parking and leading to the garage.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage.

### APPLIANCES

No Appliances have been tested by the Agent.



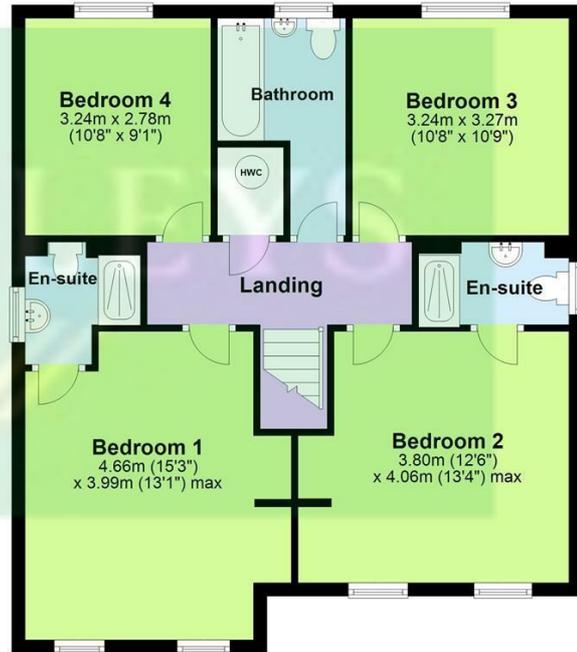
### Ground Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



### First Floor

Approx. 72.5 sq. metres (780.0 sq. feet)



Total area: approx. 145.1 sq. metres (1561.3 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](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.

#### 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.



60 - 64 Market Place, Market  
Weighton, York, YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	

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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.