



Maple House, 2, Dawson Road,  
Market Weighton, YO43 3GE  
£475,000



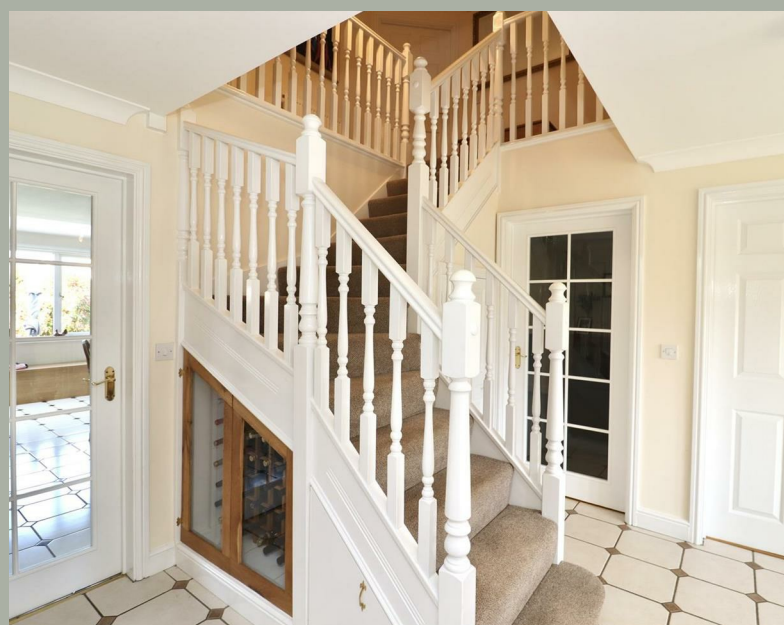
## ABOUT THE PROPERTY

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Occupying a highly sought-after location in Market Weighton within easy walking distance of the town centre, this impressive double-fronted four-bedroom detached family home offers exceptional, spacious and versatile living throughout. Beautifully presented, the property features a welcoming entrance hall with WC, stairs to the first floor, and useful under-stairs storage including a fitted cupboard and wine store. The ground floor provides an outstanding choice of four reception areas, including a sitting room, formal dining room (or snug/playroom), office, and a stunning orangery with a sky lantern and French doors opening onto the rear garden, seamlessly connecting to the bright and airy accommodation. The heart of the home is the open-plan kitchen diner, offering ample storage, integrated appliances and generous workspace, with direct access to both the orangery and separate utility room. Upstairs, a spacious landing leads to four double bedrooms, with the main bedroom benefiting from a dressing room with fitted wardrobes and en-suite, two further bedrooms also benefit from having fitted wardrobes, complemented by an additional en-suite and a well-appointed family bathroom. Externally, the property enjoys ample driveway parking for up to four cars, a double garage, and a recently landscaped rear garden with a lawn, mature shrub borders and a patio area ideal for outdoor dining and entertaining, making this a truly exceptional move-in ready family home.

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







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, coved ceiling, telephone point, fitted cupboard, radiator and staircase to the first floor with cupboard under.

### CLOAKROOM

1.56M x 0.96M (5'1"M x 3'2"M)

White low flush WC, pedestal wash hand basin with tiled splash back, extractor fan.

### STUDY

3.52M x 2.09M (11'7"M x 6'10"M)

Laminate flooring, radiator.

### SITTING ROOM

5.20M x 3.57M (17'1"M x 11'9"M)

Integrated gas fire, TV aerial outlet, radiator, coved ceiling and double doors to the orangery.

### DINING ROOM/SNUG

4.18M x 2.74M (13'9"M x 9'0"M)

Radiator and coved ceiling.

### OPEN PLAN KITCHEN/DINER

6.66M x 5.26M (21'10"M x 17'3"M)

Range of shaker style wall and floor units having complementary work surfaces incorporating inset one and half bowl sink unit, eye level double oven, four ring gas hob with hood over, integrated fridge, freezer and dishwasher. Glass fronted display units, plinth lighting, recessed ceiling lights, tiled floor, radiator, TV aerial outlet, tiled floor, feature orangery sky light, double doors to the orangery and double doors leading to the garden.

### UTILITY ROOM

2.30M x 1.55M (7'7"M x 5'1"M)

Wall and floor units, work surface, single drainer stainless steel sink unit, plumbing for automatic washing machine, tiled floor, radiator, wall mounted gas fired central heating boiler and rear entrance door.

### ORANGERY

3.40M x 2.99M (11'2"M x 9'10"M)

Tiled floor, double radiator, double doors to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Gallery landing, airing cupboard housing hot water cylinder and immersion heating.

### BEDROOM ONE

4.19M x 3.57M (13'9"M x 11'9"M)

Radiator, TV aerial outlet and hatch providing access to loft space with ladder.

### DRESSING AREA

3.19M x 2.10M (10'6"M x 6'11"M)

Fitted wardrobes to one wall.

### EN-SUITE SHOWER ROOM

1.72M x 2.18M (5'8"M x 7'2"M)

White suite comprising low flush WC, pedestal wash hand basin and shower cubicle. Partially tiled walls, tiled floor, radiator and extractor fan.

### BEDROOM TWO

3.81M x 3.18M (12'6"M x 10'5"M)

Fitted wardrobes and radiator.

### EN-SUITE SHOWER ROOM

2.27M x 1.17M (7'5"M x 3'10"M)

White suite comprising low flush WC, pedestal hand basin and shower cubicle. Partially tiled walls and extractor fan.

### BEDROOM THREE

2.92M x 3.64M (9'7"M x 11'11"M)

Radiator.

### BEDROOM FOUR

3.03M x 2.96M (9'11"M x 9'9"M)

Fitted wardrobes and radiator.

### BATHROOM

2.47M x 2.18M (8'1"M x 7'2"M)

White suite comprising low flush WC, pedestal wash hand basin, panelled bath and shower cubicle. Partially tiled walls, radiator and extractor fan.

### OUTSIDE

The rear garden is mainly laid to a recently installed lawn, offering a fresh and well-maintained outdoor space. A patio area provides the perfect setting, while also allowing convenient access to the garage from the garden. Ideal for families, the garden combines practicality with a pleasant space to relax and enjoy.

### DOUBLE GARAGE

6.03 x 5.65 (19'9" x 18'6")

Formerly an office having plasterboard walls, power and light with recessed lighting. Twin up and over doors to the front, side door and window.

### ADDITIONAL INFORMATION

The vendors informs us there is a tree preservation order on the Cherry tree adjacent to the driveway.

The vendor informs us that the property is subject a maintenance charge of approximately £23.79 per calendar month. However, this may be subject to change. This will be confirmed by Solicitors.

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.



**Ground Floor**  
Approx. 92.6 sq. metres (999.9 sq. feet)



**First Floor**  
Approx. 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 165.9 sq. metres (1785.9 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.

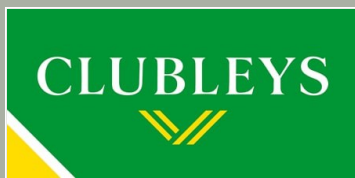
**MORTGAGES**

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.