

55, Hawling Road,  
Market Weighton, YO43 3JR  
£450,000



## ABOUT THE PROPERTY

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A one-off detached family home, designed specifically for this plot, offering generous proportions, excellent natural light and a layout that feels effortless to live in. The spacious entrance hall sets the tone, connecting every ground floor room and leading to a practical cloakroom and WC. At the heart of the house is a superb open-plan kitchen, dining and living space with extensive storage, generous work surfaces, island breakfast bar and French doors opening directly onto the garden, ideal for everyday family life as well as entertaining. A separate bay-fronted sitting room and dedicated study add flexibility, while the utility room provides useful secondary access. Upstairs, four genuine double bedrooms create excellent family accommodation, with two en-suites and a contemporary family bathroom. The south-west facing garden enjoys sun throughout the day, with a block-paved terrace, lawn, established planting and attractive wisteria, private, enclosed and easy to maintain. To the front, a block-paved driveway provides ample off-road parking and leads to the garage. Finished in excellent order throughout, this is a highly energy-efficient home with dual central heating and a calm, spacious flow that is hard to find.

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







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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, laminate wood flooring, radiator, stairs to first floor.

### BOOT ROOM

3.48 x 1.73 (11'5" x 5'8")

Fitted cupboard with cloaks rail and shelf, wall mounted gas fired central heating boiler, laminate wood flooring, recessed ceiling lights, door to garage.

### W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, laminate wood flooring, extractor, radiator.

### SITTING ROOM

4.31 x 3.82 (14'1" x 12'6")

T.V. aerial point, bay window, radiator.

### KITCHEN/LIVING SPACE

6.50 x 5.63m max (21'3" x 18'5" max)

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, double oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, island unit, breakfast bar with cupboards/drawers under, T.V. aerial point, laminate wood flooring, recessed ceiling lights, panelled wall, French doors leading to the garden.

### UTILITY

Fitted cupboards, work surfaces, plumbing for automatic washing machine, laminate wood flooring, radiator, rear entrance door.

### STUDY

1.96 x 2.56 (6'5" x 8'4")

Panelled wall, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

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

### BEDROOM ONE

4.40 x 3.83 (14'5" x 12'6")

T.V. aerial point, radiator.

### EN SUITE

Three piece suite comprising large step in shower

cubicle, wash hand basin, low flush W.C., laminate wood flooring, recessed ceiling lights, part tiled walls, radiator.

### BEDROOM TWO

3.41 x 2.94 (11'2" x 9'7")

Part panelled walls, radiator.

### EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, part tiled walls, recessed ceiling lights, extractor, laminate wood flooring, radiator.

### BEDROOM THREE

3.01 x 2.94 (9'10" x 9'7")

Radiator.

### BEDROOM FOUR

3.58 x 3.21 (11'8" x 10'6")

Radiator.

### BATHROOM

Four piece suite comprising step in shower cubicle, wash hand basin, low flush W.C., panelled bath, part tiled walls, recessed ceiling lights, extractor, radiator, shaver point.

### OUTSIDE

The south-west facing garden enjoys sun throughout the day, with a block-paved terrace, lawn, established planting and attractive wisteria, private, enclosed and easy to maintain. To the front, a block-paved driveway provides ample off-road parking and leads to the garage.

### GARAGE

5.42m x 3.56m (17'9" x 11'8")

Remote control operated electric door, power and light, boarded loft.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, electricity and gas.

The property is serviced by a shared waste pump supplied and serviced (expires 2030) by Kingspan.

### APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 155.2 sq. metres (1670.2 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.

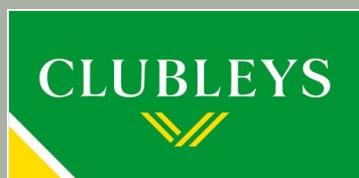
#### MORTGAGES

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	91
(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.