

18, Dawson Road,
York, Market Weighton, YO43 3GE
Offers Over £450,000



ABOUT THE PROPERTY

This stunning five-bedroom detached executive family home is perfectly situated in a highly sought-after location, offering an exceptional blend of space, style, and modern living. The heart of the home is the spectacular fitted kitchen, complete with integrated appliances, a central island, and a bright, airy family space with French doors opening onto the beautifully landscaped rear garden, perfect for entertaining and family life. The rear garden features a porcelain-tiled seating area, marble-topped kitchen, BBQ area, raised beds, lawn, and gravelled sections, all enclosed by fencing with two gated side accesses. Inside, the accommodation comprises a spacious entrance hall with staircase and ample storage, a welcoming sitting room with a log-burning stove and French doors to the garden, a versatile study/playroom, dining room, utility room, and access to the double garage. Upstairs, a split-level staircase leads to five double bedrooms, two with en-suite bathrooms, all with fitted wardrobes, plus a nursery/reading room and family bathroom. The front garden is lawned with a low wall boundary, and a block-paved driveway provides ample parking leading to the double garage.

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







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, Karndean flooring, two fitted storage cupboards, stairs leading to the first floor with cupboard under.

WC

Two-piece white suite comprising a low-flush WC, wash hand basin with cupboard under, traditional radiator, heated towel rail, and Karndean flooring.

SITTING ROOM

5.53m x 3.55m (18'1" x 11'7")

Log-burning stove set on a stone hearth with a wooden mantle, two radiators, and ceiling coving.

DINING ROOM

4.30m x 3.05m (14'1" x 10'0")

Radiator, ceiling coving, and door to the kitchen.

OFFICE/PLAY ROOM

2.39m x 3.55m (7'10" x 11'7")

Radiator.

KITCHEN/DINER

4.97m x 4.88m (16'3" x 16'0")

Fitted with a range of wall and base units, Quartz work surfaces, and a 1.5-bowl ceramic sink with a boiling water kettle tap. Features include Neff appliances comprising an induction hob with extractor hood, two eye-level ovens, integrated microwave, dishwasher, fridge, and wine fridge. Additional features include under-unit lighting, an island unit with breakfast bar, vertical radiator, cupboards with carousel units, under-counter bin storage, Karndean flooring, recessed ceiling lights, and PVC French doors with side panels and fitted blinds.

UTILITY

Fitted wall and base units comprising work surfaces, a 1.5-bowl stainless steel sink unit, a cupboard housing a wall-mounted gas-fired central heating boiler, radiator, Karndean flooring, rear entrance door, and internal door to the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space (part-boarded, with light and ladder) and airing cupboard housing a hot water cylinder, radiator.

BEDROOM 1

3.66m x 4.53m (12'0" x 14'10")

Fitted wardrobe, radiator, TV aerial point.

EN-SUITE

Three-piece white suite comprising a walk-in shower cubicle, low-flush WC, and marble sink and base with cupboard under, chrome heated towel rail, fully tiled walls, tiled floor, recessed ceiling lights, and extractor fan.

BEDROOM 2

3.92m x 3.25m (12'10" x 10'7")

Fitted wardrobe, radiator.

EN-SUITE

Three-piece white suite comprising a step-in shower cubicle, low-flush WC, and pedestal wash hand basin, radiator, part-tiled walls, and extractor fan.

BEDROOM 3

3.41m max x 4.30m (11'2" max x 14'1")

Fitted wardrobe, radiator.

BEDROOM 4

2.71m x 3.69m (8'10" x 12'1")

Fitted wardrobe, radiator.

BEDROOM 5

2.71m x 2.96m (8'10" x 9'8")

Fitted wardrobe, radiator.

NURSERY/READING ROOM

1.58m x 2.86m (5'2" x 9'4")

Radiator.

FAMILY BATHROOM

Four-piece white suite comprising a panelled bath, step-in shower cubicle, low-flush WC, and pedestal wash hand basin, radiator, part-tiled walls, and extractor fan.

OUTSIDE

The beautifully landscaped rear garden features a porcelain-tiled seating area, marble-topped kitchen, BBQ area, raised beds, lawn, and gravelled sections, all enclosed by fencing with two gated side accesses. The front garden is lawned with a low wall boundary, and a block-paved driveway provides ample parking leading to the double garage.

GARAGE

5.44m x 5.21m (17'10" x 17'1")

Two up and over doors, power and light.

ADDITIONAL INFORMATION

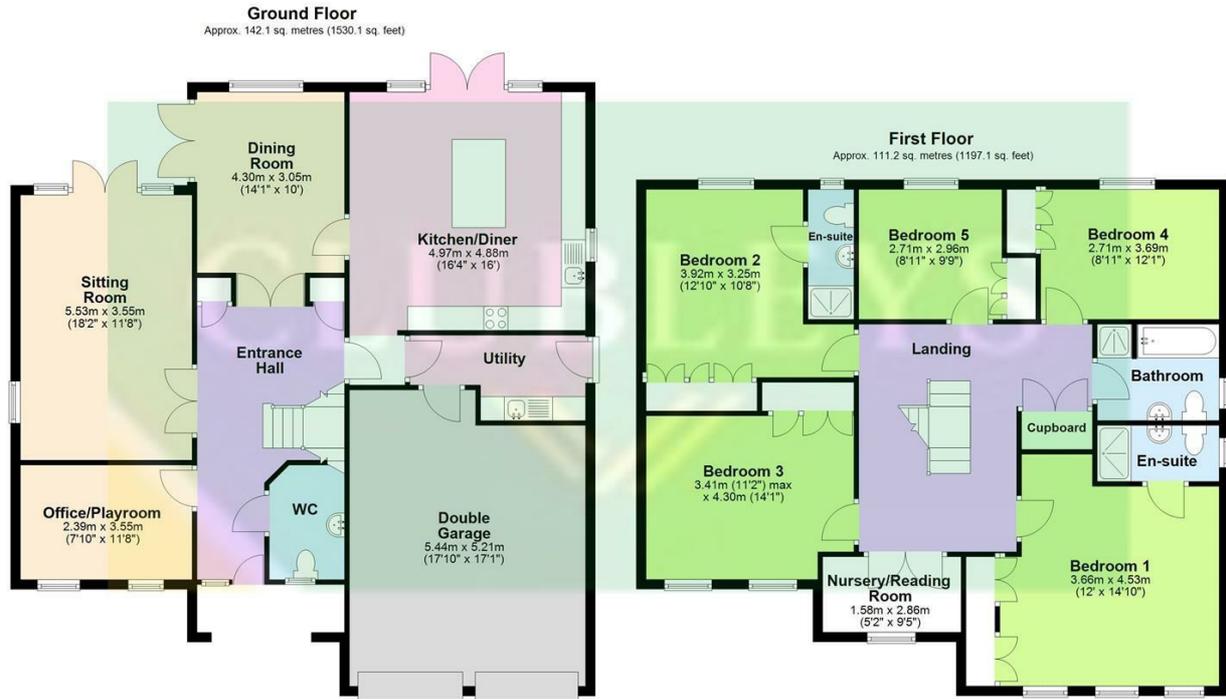
SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





Total area: approx. 253.4 sq. metres (2727.2 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.

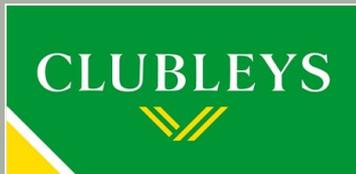
MORTGAGES

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 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		
(69-80)	C	77	82
(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.