



Wicstun Way, Market Weighton, YO43 3FA
£280,000


Philip
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Estate & Letting Agents

Wicstun Way, Market Weighton, YO43 3FA

This delightful detached house presents itself in impeccable condition, boasting a generously proportioned dining kitchen at the rear, offering seamless access to the garden through French doors. The spacious hallway provides convenient access to the lounge at the front and a downstairs cloakroom. Upstairs, the property features three well-appointed bedrooms with a fitted master including an en-suite shower room alongside a family bathroom. Outside, a driveway adjacent to the house offers ample off-street parking and leads to the garage.

Key Features

- Impressive Detached Home
- 3 Good Sized Bedrooms
- Full Width Dining Kitchen With Appliances
- En-Suite To Master Bedroom
- Spacious Front Facing Lounge
- Ground Floor Cloakroom/WC
- Side Driveway & Garage
- Good Sized Rear Garden
- TADO Smart Heating System
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A residential entrance door allows access to the property and leads to the entrance hall. A staircase leads to the first floor and there is Karndean herringbone flooring and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin, tiled splashback and tiled flooring.

LOUNGE

14'2" x 12'2" (4.33m x 3.73m)

An attractive front facing reception room with a window to the front elevation.

DINING KITCHEN

8'9 x 20'3 (2.67m x 6.17m)

The dining kitchen spans the width of the property at the rear and features a comprehensive range of wall and base units which are mounted with complementary worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an electric oven, gas hob beneath an extractor hood, fridge freezer, washing machine and dishwasher. There is a wall mounted breakfast bar, space for a dining table and French doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the first floor accommodation. There is a built-in airing cupboard housing the hot water cylinder.

BEDROOM 1

11'8 x 10'2 (3.56m x 3.10m)

A spacious double bedroom with a range of fitted furniture including wardrobes, bedside tables and matching drawers. There is a window to the rear elevation and en-suite facilities.

EN-SUITE

A well appointed en-suite with a WC, vanity wash basin and a double width shower cubicle with a thermostatic shower. There are part tiled walls, tiled floors, chrome heated towel rail and a window to the rear elevation.

BEDROOM 2

9'2 x 11'8 (2.79m x 3.56m)

A double bedroom with a window to the front elevation.

BEDROOM 3

8'2 x 6'10 (2.49m x 2.08m)

The third bedroom is currently fitted as an office with a range of units, desk and overhead storage. There is a built-in cupboard and a window to the front elevation.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

The family bathroom is fitted with a three piece suite comprising WC with concealed cistern, wall mounted wash basin and a panelled bath with folding glazed screen and a thermostatic shower. There are partially tiled walls, a tiled floor, chrome heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and gravelled beds with steps leading to the entrance door.

REAR

To the rear of the property there is a good sized garden which is mainly laid to lawn. There are patio areas immediately to the rear of the property and to one corner, planting beds and timber fencing to the perimeter.

DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to a detached garage with up and over door, light, power and a personnel door from the garden.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators. There is a TADO smart heating system controlled via wall mount or mobile application.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Additional items may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.



MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

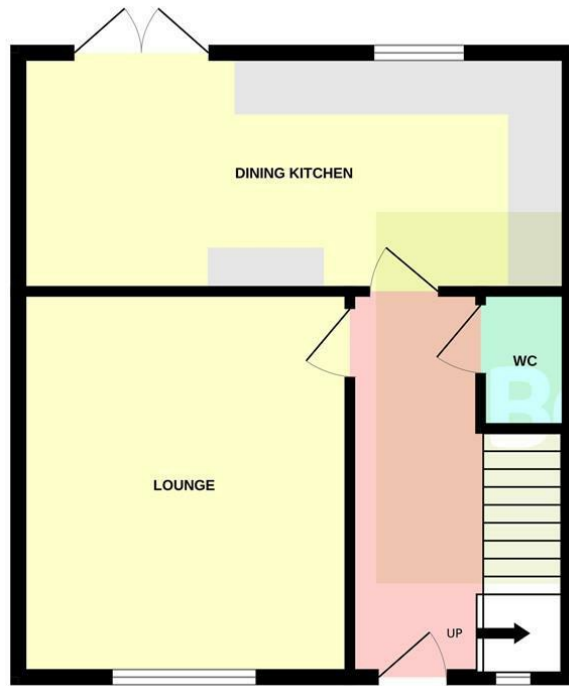
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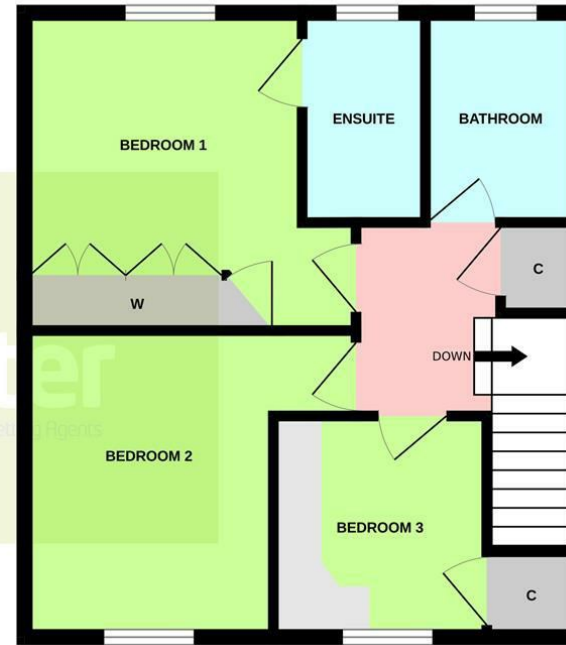
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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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