

## 3 Bedroom End Terraced House

Dawson Road, Market Weighton, Nr York, YO43 3GE

£950 per month



- IMPRESSIVE MODERN TOWN HOUSE • ARRANGED TO 3 FLOORS • SOUGHT AFTER LOCATION •
- MASTER BEDROOM WITH EN-SUITE • UTILITY ROOM • PRIVATE DRIVE AND GARAGE • GAS
- CENTRAL HEATING SYSTEM • DOUBLE GLAZING





### 3 Bedroom End Terraced House

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YO43 3GE

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A truly impressive and stylish modern town house which is arranged to three floors. This generously proportioned property is in ready to move into condition and must be viewed!

The smart internal accommodation is well planned and offers bright and spacious day to day living areas throughout which briefly comprise of: An entrance hall with a cloaks/WC leading off, a well equipped utility/laundry room, a garden room or bedroom 4, to the first floor there is a spacious lounge, a dining kitchen with white high gloss units and integrated appliances and to the second floor are three bedrooms and the family bathroom. The master bedroom benefits from an en suite shower room.

Outside to the rear is a low maintenance garden which is mainly laid to lawn with a patio/seating insert.

To the front of the property is an open plan lawned area with a private drive adjacent. The drive also extends to the integral garage with power, light and up and over door.

Internal viewing is highly recommended!

## Location

Market Weighton is ideally located with easy access via the many motorway connections which extends to York, Leeds, Sheffield the East Yorkshire coastal resorts and the historic market town of Beverley. A busy town centre provides family restaurant, public houses and cafe bars.

There are schools and colleges nearby with public transport providing easy connections in and out of the town.

## Property Description

### Ground Floor

**Entrance** - Open entrance porch with a bin store adjacent leads to a double glazed front entrance door and further through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor. Under stairs storage cupboard. Integral door through to the garage. Radiator. Ceramic tiled flooring.

**GF WC** - White 2-piece suite comprising of a low flush W.C and wall mounted wash hand basin. Chrome fittings to the sanitary ware. Contrasting tiled splash back surround. Extractor fan. Radiator. Coordinating ceramic tiled flooring.

**Utility Room** - 7' 8" x 6' 5" (2.35m x 1.98m) Extremes to extremes. Double glazed rear entrance door. Range of fitted base and wall mounted units with stainless steel effect handle detail. Roll edged laminate work surface housing ceramic 1&1/2 bowl single drainer sink unit with swan neck mixer tap over and contrasting splash back surround. Plumbing for automatic washing machine. Space for tumble dryer. Extractor fan. Wall mounted gas central heating boiler. Radiator. Ceramic tiled flooring.

**Garden Room/ Bedroom Four** - 10' 11" x 9' 2" (3.35m x 2.8m) Extremes to extremes. Double glazed French doors providing views and access to the rear patio and gardens beyond. Radiator.



Ceramic tiled flooring.

## First Floor

**First Floor Landing** - Spindle rail enclosure and a further staircase leading off to the second floor.  
Radiator.

**Lounge** - 17' 3" x 15' 11" (5.27m x 4.87m) Extremes to extremes.

Double glazed French doors with Juliette balcony and further double glazed window adjacent.

Modern fireplace with a matching back and hearth housing a coal effect, living flame gas fire.

Coving.

Radiators.

**Kitchen** - 14' 4" x 10' 11" (4.38m x 3.35m) Extremes to extremes.

Twin double glazed windows with aspect over the rear garden area.

Range of matching high gloss base, drawer and wall mounted units with stainless steel effect handle detail.  
Integrated dishwasher.

Space for American style fridge freezer.



## Second Floor

**Bedroom One & En-suite** - Double glazed window.  
Fitted wardrobes.  
Radiator.

En-suite..

Double glazed opaque window.

Walk-in shower enclosure, pedestal wash hand basin and low flush W.C

Radiator.



**Bedroom Two** - Double glazed window.  
Built-in wardrobe.  
Radiator.

**Bedroom Three** - Double glazed window.  
Radiator.

**Bathroom** - 3-piece suite comprising of panel bath, wall mounted vanity wash hand basin and built-in low flush W.C.

Tiled splash back surround.

Radiator.



Council tax band: C

Rental Deposit: £1095

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>75 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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