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**Limb**  
MOVING HOME



*Daybrooke, 45 Spring Road, Market Weighton, East Yorkshire, YO43 3JG*

📍 Guide Price £400,000 to £420,000\*

📍 Detached Family Home

📍 Superb Gardens

📍 Council Tax Band = E

📍 Large Driveway

📍 Generously Proportioned

📍 Excellent Storage

📍 Freehold / EPC = C

*Guide Price £400,000*

## INTRODUCTION

**\*\*Guide Price £400,000 to £420,000\*\***

This impressive property, set back from the road and surrounded by well established gardens, provides substantial accommodation across two floors and benefits from excellent storage throughout. Inside, the ground floor features a modern kitchen, living room, dining room, conservatory, two bedrooms, and a family bathroom. Upstairs, there are, two further bedrooms, a dedicated study ideal for working from home, a beautiful sitting room, and an additional bathroom. Outside, wrought iron double gates give access to an attractive lawned garden and the large driveway which provides excellent parking. The rear garden enjoys a large patio and a well maintained lawn with established borders.

## LOCATION

The vibrant town of Market Weighton has a good range of shops including a Tesco supermarket. There is a doctors surgery, churches and schools for all ages plus bars and restaurants. Market Weighton is surrounded by some of the areas most beautiful countryside and also provides easy access to the coast. Convenient access to the M62 motorway network, Pocklington (approx. 6 miles), York (approx. 20 miles), Hull (approx. 18 miles) and Beverley ( approx. 12 miles).



## ACCOMMODATION

Residential entrance door to:

### HALLWAY

Leading to the kitchen.



## KITCHEN

12'4" x 10'8" approx (3.76m x 3.25m approx)  
Having a range of modern oak base and wall units with solid oak block worktops, one and a half bowl sink and drainer with mixer tap, integrated appliances including an oven, an induction hob with extractor fan above, dishwasher, washing machine, fridge and freezer, with inset spot lights and floor. French doors lead out to the rear patio and garden.



## DINING ROOM

15'10" x 10'11" approx (4.83m x 3.33m approx)  
With French doors opening through to the conservatory.



## CONSERVATORY

11'4" x 10'8" approx (3.45m x 3.25m approx)  
Delightful room overlooking the rear garden. Tiling to floor and external access door to patio.



## LOUNGE

15'10" x 11'11" approx (4.83m x 3.63m approx)  
With feature fire surround housing an electric fire. Window to front.



## HALLWAY

Leading to two bedrooms and a bathroom, also with a large storage/airing cupboard housing the gas central heating boiler.



## BEDROOM 1

13'11" x 10'10" approx (4.24m x 3.30m approx)  
Window to front.



## BEDROOM 2

9'4" x 8'11" approx (2.84m x 2.72m approx)  
Window to rear.



## BATHROOM

With modern suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## FIRST FLOOR

## SITTING AREA

16'4" x 11'4" approx (4.98m x 3.45m approx)  
With window to front and two Velux windows.



## BEDROOM 3

13'0" x 11'4" approx (3.96m x 3.45m approx)  
With window to rear and two Velux windows.



## STUDY

12'1" x 6'5" approx (3.68m x 1.96m approx)  
Window to rear and Velux window to front.



## BATHROOM

12'1" x 9'2" approx (3.68m x 2.79m approx)

With suite comprising a freestanding bath with shower attachment, shower enclosure, feature pedestal with glass wash hand basin, low flush W.C., tiled floor, part tiling to walls. heated towel rail, inset spot lights and window to rear elevation plus Velux window to front.



## LANDING AREA

With storage cupboard.

## BEDROOM 4

13'6" x 12'4" approx (4.11m x 3.76m approx)

With window to side.



## OUTSIDE

The property is set well back from the road with wrought iron double gates giving access to the large driveway providing excellent parking and an attractive lawned garden. The rear garden enjoys a large patio and a well maintained lawn with established borders.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

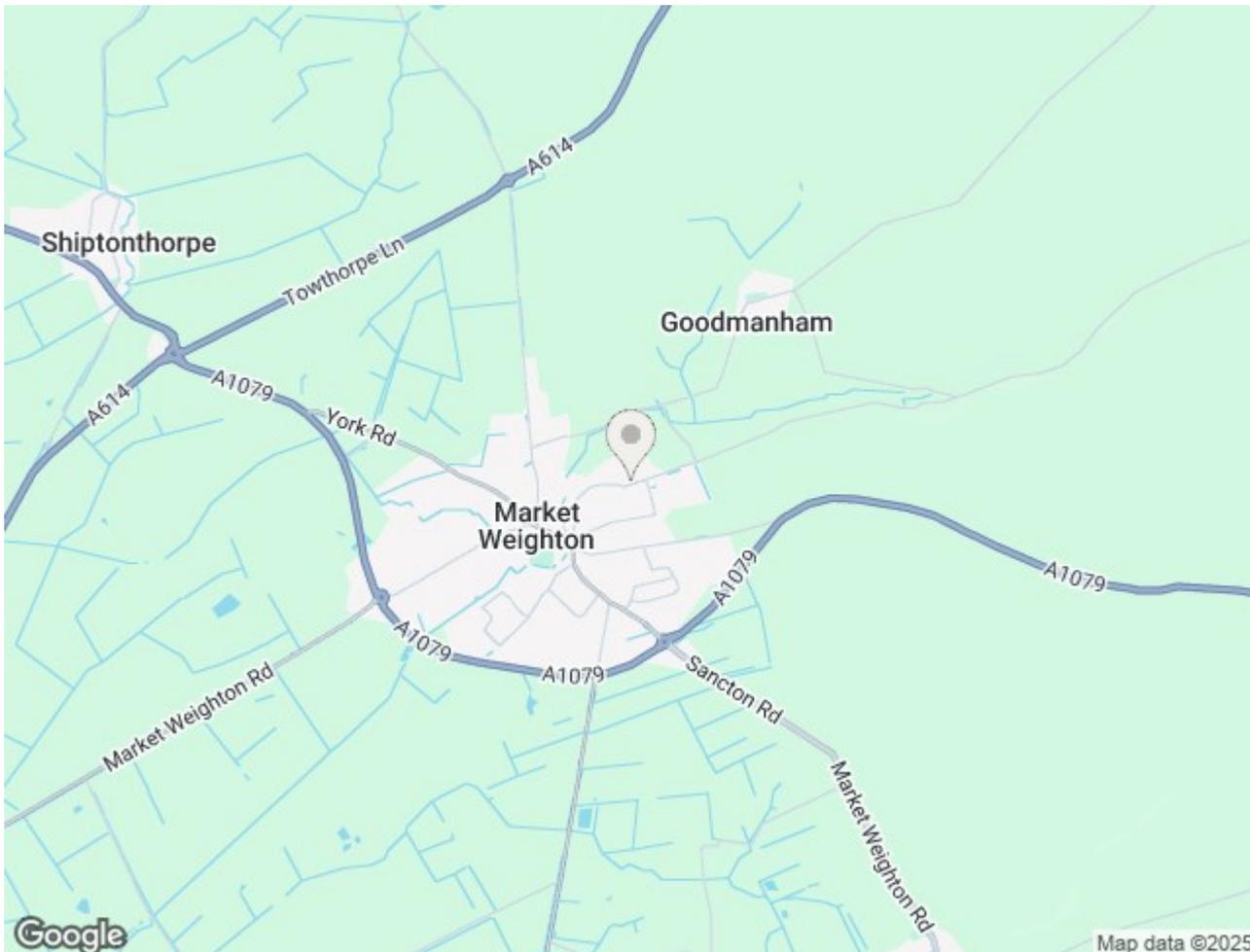
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

## 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.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 183.8 sq. metres (1978.6 sq. feet)  
45 Spring Road, Market Weighton

