

CLUBLEYS



Manor House, 2 Spring Road
Market Weighton, YO43 3JH

£725,000



THE LOCATION

Market Weighton has a selection of shops, including Tesco and filling station, schools, public houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE PROPERTY

A unique opportunity to acquire a late 18th century grade 2 listed house which was first sold in 1922 by the 4th Earl of Londesborough. Inspection is recommended to fully appreciate the scale of accommodation on offer along with the wealth of outside space having courtyard parking, a beautiful walled garden and range of brick outbuildings which offer potential for further development subject to relevant permissions. The property stands in an enviable location at the centre of the town overlooking the green to the front aspect and within walking distance of the local amenities.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Original four panel solid wood front door, original refurbished wooden flooring, inner hallway with rustic tiled flooring and access to two basements. Power points, Internet connection-BT fibre, telephone point and radiator. Rear hall entrance door.

SITTING ROOM 17'11" x 15'6" (5.46m x 4.73m)

Original feature open fireplace with wooden surround and dog grate, picture rail, radiator, TV aerial point and radiator.

DINING ROOM 14'0" x 16'6" (4.26m x 5.03m)

Feature fireplace with tiled inset and marble surround, original wooden floorboards, radiator, ceiling coving and TV aerial point.

STUDY 10'0" x 14'1" (3.04m x 4.30m)

TV aerial point, telephone point and radiator.

BATHROOM

Three piece white suite comprising high level wc, pedestal wash hand basin, panelled bath with chrome mixer taps, shower over, tiled floor with under floor heating, cast iron feature towel radiator, wood panelling to walls, fitted cupboard, partially tiled walls.

KITCHEN 17'6" x 15'11" (5.33m x 4.85m)

Featuring the original King and Co cast iron Yorkshire kitchen range, the traditional style kitchen is fitted with a range of wall and base units, incorporating Stoves range style electric oven, Stoves seven ring gas hob, Stoves extractor hood over set in brick feature chimney. One and a half bowl ceramic sink unit, chrome mixer tap with Brita filter, integral dishwasher, free standing American style fridge freezer with ice and water dispenser, tiled floor, partially tiled walls, underfloor heating, radiator, TV aerial point and exposed beams.

UTILITY ROOM 15'3" max x 17'3" max (4.65m max x 5.25m max)

Rear entrance door, fitted with a range of base units, gas fired central heating boiler, integral washing machine, Belfast sink, chrome mixer tap, solid wood work surfaces, partially tiled walls, laminate wood flooring, staircase to first floor, under stairs cupboard, radiator, feature clothes dryer, walk in pantry with fitted shelving.

CONSERVATORY 16'2" max x 17'3" max (4.94m max x 5.25m max)

Double doors leading to the garden, ceiling light with fan, exposed brick wall, two radiators, laminate wood flooring and TV aerial outlet.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving, radiator, dado rail, airing cupboard housing gas fired central heating boiler, access to roof space, storage cupboard.

BEDROOM 1 13'11" x 15'7" (4.24m x 4.76m)

Feature cast iron fireplace, laminate wood flooring, TV aerial point.

DRESSING ROOM 7'3" x 7'7" (2.21m x 2.32m)

Fitted with Sliderobes hanging rails with drawer unit and shoe racks.

BEDROOM 2 13'11" x 16'7" (4.24m x 5.06m)

Cast iron fireplace, original floor boards, TV aerial point, radiator.

BEDROOM 3 10'0" x 13'5" (3.06m x 4.10m)

Original floor boards, radiator, storage cupboard above door, TV aerial point.

BEDROOM 4 14'6" x 15'7" (4.41m x 4.76m)

Cast iron fireplace, traditional sink, shaver point, radiator.

GAMES ROOM /OFFICE 15'7" x 16'4" (4.74m x 4.97m)

Stairs from utility room, original cast iron fireplace, original floor boards, TV aerial point, radiator.

BATHROOM

Three piece white suite comprising low flush wc, pedestal wash hand basin, free standing roll top bath with chrome mixer tap, shower attachment, step in shower cubicle with feature chrome rose, oil filled chrome ladder radiator on a timer, shaver point, recessed ceiling lights, traditional style radiator with towel rail, laminate wood flooring.

SEPARATE WC

Mid level flush wc, part tiled walls.



SECOND FLOOR ACCOMMODATION

LANDING

Skylight.

ROOM 1 15'5" x 14'1" (4.69m x 4.28m)

Exposed trusses, exposed brick chimney stack, fitted cupboard.

ROOM 2 15'5" max x 12'4" (4.69m max x 3.76m)

Cupboard housing hot water cylinder, exposed trusses.

STORAGE ROOM ONE 8'4" x 12'11" (2.53m x 3.93m)

Two skylights.

STORAGE ROOM TWO 7'7" x 12'11" (2.31m x 3.93m)

Exposed trusses.

OUTSIDE

The property stands on a good sized plot having a driveway to the front providing access to the large courtyard area. An archway provides access to the walled garden which incorporates an extensive lawned area with an orchard to the end of the garden. There is a BBQ area, three outside taps, feature lighting, two ponds and outdoor sockets.

OUTBUILDINGS

There are a range of outbuildings including a gym and pigeon cote.

Planning permission was granted to the front portion of the outbuildings in 2010 under reference number DC/10/03172/PLB/WESTWW. This was listing building consent for alterations and change of use of the stable block to form a dwelling. (This permission has now expired).

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND G

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising

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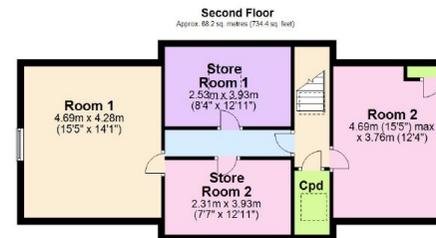
Floor Plan

This plan is for illustrative purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
		71			71
		37			38

EU Directive 2002/91/EC
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