



52, Langdale Road,
York, Market Weighton, YO43 3DG
£345,000



ABOUT THE PROPERTY

Offered to the market with no onward chain, this beautifully presented and extended three-bedroom detached family home occupies an impressive plot with an exceptionally generous and well-maintained rear garden, a detached double garage, versatile studio space, and ample off-street parking. Ready to move straight into, the property provides spacious and flexible accommodation throughout, featuring two reception areas including a comfortable sitting room that flows seamlessly into a bright and airy garden room overlooking the stunning rear garden. The ground floor also benefits from a well-appointed kitchen, a versatile dining room that could equally serve as a home office, playroom or additional reception space, and a convenient WC. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, alongside a modern three-piece family bathroom. Externally, the standout feature is the extensive rear garden, which is predominantly laid to lawn with a paved seating area and attractive shrub borders, creating a wonderful space for families and outdoor entertaining. Situated within the rear garden are a detached double garage and a separate studio, providing excellent versatility for storage, hobbies or home working. To the front of the property, a good size pebbled driveway provides ample parking for multiple vehicles, while gated side access leads through to the rear garden and detached garage.

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







THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVC front door, stairs to first floor.

SITTING ROOM

5.94 x 3.21 (19'5" x 10'6")

Feature fireplace, tiled inset and hearth, pebble effect gas fire, engineered wood flooring, ceiling coving, T.V. aerial point, telephone point, two radiators, patio doors to Garden Room.

DINING ROOM/OFFICE

3.60 x 3.39 (11'9" x 11'1")

Engineered wood flooring, ceiling coving, radiator.

CLOAKROOM

White suite comprising low flush W.C., wash hand basin, fitted cupboard, part tiled walls.

BREAKFAST ROOM

5.91 x 3.04 (19'4" x 9'11")

Fitted with a range of wall and floor units, work surfaces, electric oven, gas hob, plumbing for automatic washing machine, plumbing for dishwasher, recessed ceiling lights, part tiled walls, ceiling coving.

GARDEN ROOM

4.72 x 4.37 (15'5" x 14'4")

PVC windows to three sides, entrance door, fitted cupboard, recessed ceiling lights, radiator.

FIRST FLOOR

LANDING

Access to roof space.

MASTER BEDROOM

5.95 x 3.24 (19'6" x 10'7")

Range of fitted wardrobes, high level storage units, bedside cabinets, ceiling coving, two radiators.

BEDROOM TWO

3.28 x 2.20 (10'9" x 7'2")

Ceiling coving, radiator.

BEDROOM THREE

2.54m x 4.08m (8'3" x 13'4")

Fitted cupboard, radiator.

BATHROOM

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit, bath with shower over, tiled walls, shaver point, chrome ladder style radiator.

OUTSIDE

The property enjoys attractive front and rear gardens, with the rear garden being a particularly impressive feature. Generously sized and well maintained, it is predominantly laid to lawn with a paved seating area and established shrub borders, providing an excellent space for outdoor relaxation, family enjoyment and entertaining. The front garden is complemented by a pebbled driveway and gated side access leading to the rear garden.

STUDIO

4.09 x 5.45 (13'5" x 17'10")

PVC entrance door, fitted base units.

DOUBLE GARAGE

5.94 x 5.76 (19'5" x 18'10")

Electric door to the front, rear up and over door, side personnel door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage. The property also benefits from leased solar panels, offering improved energy efficiency, greater energy independence and potentially reduced utility costs. The solar panel lease is in place until 16 October 2040.

APPLIANCES

No Appliances have been tested by the Agent.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

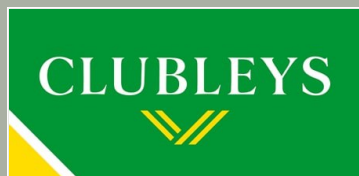
MORTGAGES

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	82	88
(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	

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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.