





A selection of 2, 3 & 4 bedroom homes set close to the heart of Market Weighton



About Market Weighton

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one..

Local Amenities & Schools

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, Beverley and York, as well as onto the M62 motorway network..

Nearby Transport Links

Cottingham Rail Station (15 miles)
Hull Rail Station (20.2 miles)
Beverley Rail Station (11.8 miles)
Humberside Airport (28.5 miles)
Robin Hood Airport (39 miles)
Leeds Bradford International Airport (50.4 miles)
Hull Ferry Terminal (21.5 miles)

Nearby Schools & Colleges

Mount Pleasant CE Junior School (0.6 miles)
Market Weighton Infant School (0.7 miles)
Pocklington School (8 miles)
Woldgate School and Sixth Form College (8.4 miles)
Bishop Burton College (7 miles)





THE GROSVENOR
3 Bed *End Terrace*
Plot **30**



THE VICTORIA
2 Bed *Semi / Mid Terrace*
Plots 3, 4, 5, 6, 11, 12, 13, 14, 17, 18, **28, 29**



THE EATON
3 Bed *Semi / End Terrace*
Plots 7, 8, 9, 10, **27**



THE KENSINGTON
3 Bed *Semi*
Plots 1, 2, 19, 20, 21, **22**



THE BELGRAVIA
3 Bed *Detached*
Plots 15, 16 inc garage



SPECIFICATION & FINISHES

Our homes are specified to the highest standards and include contemporary kitchens, modern designer bathrooms, high end appliances, zone controlled heating and high quality glazed French doors opening out onto a patio..

WARRANTY

- Premier Guarantee 10 year new build warranty
- Essential warranty for 2 years from date of Legal Completion

EXTERNAL FEATURES

- Block paved driveway/parking area included
- Rear patio included
- Outside tap included
- Modern front & rear external lighting included
- Turf to front & rear garden included
- Vertical boundary 1.8m fencing included
- White UPVC double glazed windows
- White UPVC double glazed french doors (upgrade to Bi-Folds)

INTERNAL FINISHES

- Designer internal Dordogne doors
- Luxury vinyl tile flooring included (choice of colours)
- Luxury carpets included (choice of colours & upgrade range)
- Modern brushed S/S door furniture and fittings
- Contemporary V Groove skirting with white satin finish
- Flat skim finish ceilings and walls

KITCHEN

- Custom* designed contemporary kitchen
- Gas or electric hob option (Induction upgrade)
- Quality worktops and upstands
- Integrated full height 50/50 larder fridge/freezer
- High quality oven and hob (induction hob upgrade)
- Integrated washing machine and dishwasher
- Modern stainless-steel extractor
- LED lighting to underside of units & plinth (upgrade)

BATHROOM & EN-SUITES

- Contemporary designed bathrooms
- Modern designer chrome bath tap mixer including shower
- Low profile shower trays
- Frameless glass shower screens
- Large rain shower heads
- Wall tiling to bathroom & en-suites splashback areas included (choice of tiles from selected range)

ELECTRICAL

- LED downlights to kitchen, bathroom and en-suites
- Additional bespoke internal/external power points (upgrade)
- Pre-installed for internet router
- Pre-installed for TV aerial
- TV points to Living room/Kitchen/Master bed & bed 2
- Low energy lighting throughout
- Integrated smoke alarms
- Additional high level TV points (upgrade)**

PLUMBING & HEATING

- ideal LOGIC COMBI boiler (2 year warranty)
- Zone controlled thermostatic heating
- White panel radiators to all rooms (chrome towel rail upgrade available in WC, bathroom & en-suite)

CONNECTIVITY

- Openreach Ultrafast 1Gbs* Fibre connection
- 32A Supply to facilitate electric car charging point (optional upgrade)

All details are supplied errors and omissions excepted (E&OE)



* Customers are invited to choose individual door & worktop colours from a default range with no cost but upgrades are available to different ranges at cost. ** Existing low level TV points are mandatory for building regulations and cannot be omitted from the plan.

The Victoria

2 Bedroom Home



The Victoria

2 Bedroom Home



The Victoria

The Victoria is a two bedroom home offering a fantastic layout comprising of an entrance hall leading to a spacious living room then through to a large open plan kitchen/diner with downstairs WC. The kitchen features French doors opening on to a patio and back garden. The first floor features two bedrooms comprising of two doubles plus a family bathroom leading from the landing.

GROUND FLOOR

Living Room 4.753m x 3.208m

Kitchen 3.388m x 4.270m

FIRST FLOOR

Master Bedroom 4.270m x 3.338m

Second Bedroom 4.270m x 2.753m

Bathroom 2.088m x 1.925m



TOTAL 768 sq. ft.





The Eaton

3 Bedroom Home



The Eaton

The Eaton is a three bedroom home offering a fantastic layout comprising of an entrance hall leading to a living room through to a large open plan kitchen/dayroom with downstairs WC. The kitchen features French doors opening on to a patio and rear garden. The first floor features three bedrooms comprising of a double en-suite then a further double and a single plus a family bathroom leading from the landing.

GROUND FLOOR

Living Room 3.915m x 3.708m

Kitchen Dayroom 4.825m x 4.270m

FIRST FLOOR

Master Bedroom 3.528m x 2.808m

Master Bedroom En-suite 2.703m x 1.837m

Second Bedroom 3.227m x 2.732m

Third Bedroom 3.488m x 1.913m

Bathroom 1.788m x 1.935m



TOTAL 911 sq. ft.





The Eaton

3 Bedroom Home



The Kensington

3 Bedroom Home



The Kensington

The Kensington is a three bedroom home offering a fantastic layout comprising of an entrance hall leading to a large living room, downstairs WC and large open plan kitchen/dayroom. The kitchen features French doors opening on to a patio and rear garden. The first floor features three bedrooms leading from the landing comprising of a master double en-suite then a further double and a single plus a family bathroom.

GROUND FLOOR

Living Room 4.607m x 3.287m

Kitchen Dayroom 5.477m x 4.607m

FIRST FLOOR

Master Bedroom 2.975m x 3.488m

Master Bedroom En-suite 1.925m x 1.571m

Second Bedroom 2.570m x 3.277m

Third Bedroom 1.963m x 3.277m

Bathroom 2.496m x 1.558m



TOTAL 911 sq. ft.



The Kensington

3 Bedroom Home



The Belgravia

3 Bedroom Home



The Belgravia

The Belgravia is a three bedroom home offering a fantastic layout comprising of an entrance hall leading to a living room through to a large open plan kitchen/diner with downstairs WC. The kitchen features French doors opening on to a patio and garden. The first floor features three bedrooms comprising of a double en-suite then a further double and a single plus a family bathroom leading from the landing.



GROUND FLOOR

Living Room 3.537m x 3.603m

Kitchen Dayroom 6.140m x 3.113m

TOTAL 925 sq. ft.



FIRST FLOOR

Master Bedroom 3.590m x 2.553m

Master Bedroom En-suite 2.553m x 1.313m

Second Bedroom 3.437m x 2.375m

Third Bedroom 2.628m x 2.375m

Bathroom 2.487m x 1.737m



The Belgravia

3 Bedroom Home



The Grosvenor

3 Bedroom Home



The Grosvenor

The Grosvenor is a three bedroom end terrace home offering a fantastic layout comprising of an entrance hall leading to a large living room, downstairs WC and large open plan kitchen/dayroom. The kitchen features French doors opening on to a patio and rear garden. The first floor features three bedrooms leading from the landing comprising of a master double en-suite then a further double and a single plus a family bathroom.

GROUND FLOOR

Living Room 4.677m x 3.287m

Kitchen Dayroom 5.477m x 4.677m

FIRST FLOOR

Master Bedroom 2.975m x 3.488m

Master Bedroom En-suite 1.925m x 2.088m

Second Bedroom 2.570m x 3.277m

Third Bedroom 2.033m x 3.277m

Bathroom 2.496m x 1.628m



TOTAL 901 sq. ft.





The Eaton

3 Bedroom End Terrace Home



The Eaton

The Eaton is an end terrace three bedroom home offering a fantastic layout comprising of an entrance hall leading to a living room through to a large open plan kitchen/dayroom with downstairs WC. The kitchen features French doors opening on to a patio and rear garden. The first floor features three bedrooms comprising of a double en-suite then a further double and a single plus a family bathroom leading from the landing.

GROUND FLOOR

Living Room 3.938m x 3.690m

Kitchen Dayroom 4.828m x 4.677m

FIRST FLOOR

Master Bedroom 3.478m x 2.790m

Master Bedroom En-suite 2.703m x 1.812m

Second Bedroom 3.227m x 2.690m

Third Bedroom 3.488m x 1.913m

Bathroom 1.740m x 1.985m



TOTAL 911 sq. ft.






BURLINGTON
PLACE



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