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**Limb**  
MOVING HOME



*9 Finkle Street, Market Weighton, York, YO43 3JL*

- 📍 Gorgeous Georgian Property
- 📍 Grade II Listed
- 📍 Comprehensively Modernised
- 📍 Council Tax Band = D
- 📍 Full of Period Features
- 📍 4 Double Bedrooms
- 📍 Gated Rear Entrance
- 📍 Freehold/EPC = D

**£375,000**

## INTRODUCTION

This gorgeous Grade II listed Georgian property stands proudly in the historic old town quarter of Market Weighton. Ready to move straight into with no onward chain, this stunning home has been comprehensively modernised in recent times whilst retaining an array of beautiful period features. The well balanced accommodation includes two lovely reception rooms, a spacious breakfast kitchen, utility/W.C., four double bedrooms, bathroom and an en-suite to the upper bedroom. Features include high ceilings, sash windows, deep window reveals and attractive fire places. Outside there is a low maintenance rear garden which includes a large paved patio adjacent to the house. Generous off street parking is available accessible through electric gates leading from the archway to the rear.



## 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. Convenient access can be gained to Pocklington (approx. 6 miles), York (approx. 20 miles), Hull (approx. 18 miles) and Beverley (approx. 12 miles).

## ACCOMMODATION

Residential entrance door to the sitting room.

## SITTING ROOM

13'9" x 13'2" approx (4.19m x 4.01m approx)

With sash window to front. Brick chimney breast with solid fuel stove, cupboard to alcove, beam to ceiling.



## LIVING ROOM

13'9" x 13'3" approx (4.19m x 4.04m approx)

With two sash windows to front elevation. Feature fire surround with cast fireplace, cupboard to alcove, beam to ceiling.



## DINING KITCHEN

16'0" x 12'2" approx (4.88m x 3.71m approx)

Having a range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer with mixer tap, integrated oven with warming drawer, 4 ring gas hob, extractor hood above, dishwasher and fridge freezer. Recessed spot lighters to ceiling, window to rear elevation.



## REAR LOBBY

With external access door to rear and delightful staircase leading up to the first floor.

## UTILITY/W.C.

With fitted cupboards and sink, plumbing for automatic washing machine, low level W.C..

## FIRST FLOOR

## LANDING

With further staircase leading up to the second floor.

## BEDROOM 1

13'7" x 13'1" approx (4.14m x 3.99m approx)  
With two sash windows to front elevation, period cast grate to chimney breast.



## BEDROOM 2

13'5" x 10'1" approx (4.09m x 3.07m approx)  
With two sash windows to front elevation, period cast grate to chimney breast, cupboard to corner.



## BEDROOM 3

15'7" x 12'2" approx (4.75m x 3.71m approx)  
With window and Velux windows to rear elevation.



## BATHROOM

With low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, heated towel rail.



## SECOND FLOOR

### BEDROOM 4

19'6" x 9'8" approx (5.94m x 2.95m approx )  
With window to side and Velux windows to rear.



## BATHROOM

With low level W.C., pedestal wash hand basin, bath with shower over, rail and curtain.



## OUTSIDE

The rear garden enjoys a westerly facing aspect and has been attractively set out for ease of maintenance incorporating an extensive paved patio area. A generous gravelled parking area is accessible through electric gates which are approached through the archway.



## REAR GATES



## 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 D. 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

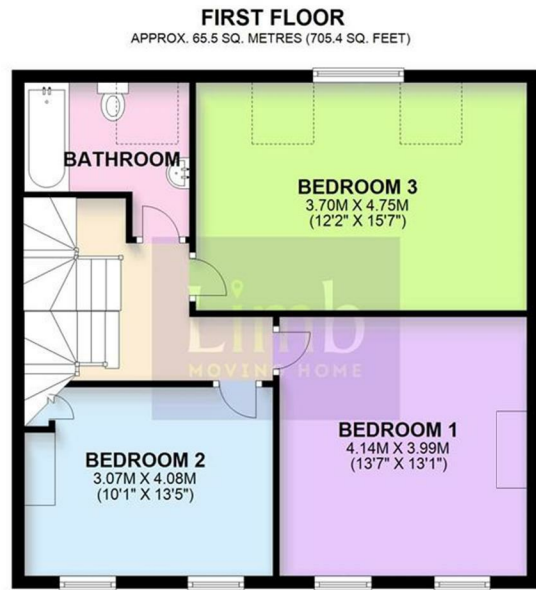
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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. 153.8 SQ. METRES (1655.0 SQ. FEET)  
**9 FINKLE STREET**

