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**Limb**  
MOVING HOME



*Hollybeth House, The Archway, Market Weighton, East Yorkshire, YO43 3NE*

- 📍 Individual Detached House
- 📍 Quiet Yet Central Location
- 📍 4 Bedrooms
- 📍 Council Tax Band = D
- 📍 Rear Lounge
- 📍 Easy to Maintain Gardens
- 📍 No Chain Involved
- 📍 Freehold/EPC = C

**£250,000**



## INTRODUCTION

Hollybeth House enjoys a really attractive position at the center of the 'Old Town' of Market Weighton.

It sits almost adjacent to the village green and the small village pond.

It is a 2-minute walk from the center of the Town and just a 5-minute walk to the local TESCO store.

Yet, despite its central position, it offers easy access to Kiplingcotes and Goodmanham and the many fantastic walks available locally.

The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall with cloaks/W.C. off, kitchen with fitted units and integrated appliances and an attractive lounge with double doors leading out to the garden. Upon the first floor are a series of four bedrooms, the fourth of which would be ideal as a study and the main has the benefit of an en-suite shower room. There is also a separate house bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. To the rear extends an easy to maintain garden being a combination of decked patio with paved terrace beyond. A driveway leads through an auto gate and archway providing access to the rear for a neighbouring property and also through gates into the rear garden area if off street parking is preferred. No chain is involved therefore an early completion should be possible.

## 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 area's 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:

### ENTRANCE HALL

With stairs to first floor off.

### CLOAKS/W.C.

With low level W.C. and wash hand basin.

## LOUNGE

With window and double doors to the rear. Feature fire surround with marble hearth and backplate housing electric fire.





## KITCHEN

12'5" x 8'8" approx (3.78m x 2.64m approx)

Having a range of fitted base and wall mounted units with tiled surround, sink and drainer, integrated oven, hob and extractor hood above, fridge freezer and plumbing for automatic washing machine. Window to front elevation.



## FIRST FLOOR

## LANDING

With access to roof void.

## BEDROOM 1

With window to front and built in cupboard plus built in boiler cupboard.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and corner shower cubicle.



## BEDROOM 2

14'2" x 9'3" approx (4.32m x 2.82m approx)  
Window to rear elevation.



## BEDROOM 3

12'4" x 9'4" approx (3.76m x 2.84m approx)  
Window to front.



## BEDROOM 4/STUDY

6'10" x 6'5" approx (2.08m x 1.96m approx)  
Window to front elevation.



## BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiled surround.





## OUTSIDE

To the rear extends an easy to maintain garden being a combination of decked patio with paved terrace beyond. A driveway leads through the archway providing access to the rear for a neighbouring property and also through gates into the rear garden area if off street parking is preferred. No chain is involved therefore an early completion should be possible.



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.



## *VIEWING*

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

## *AGENTS NOTE*

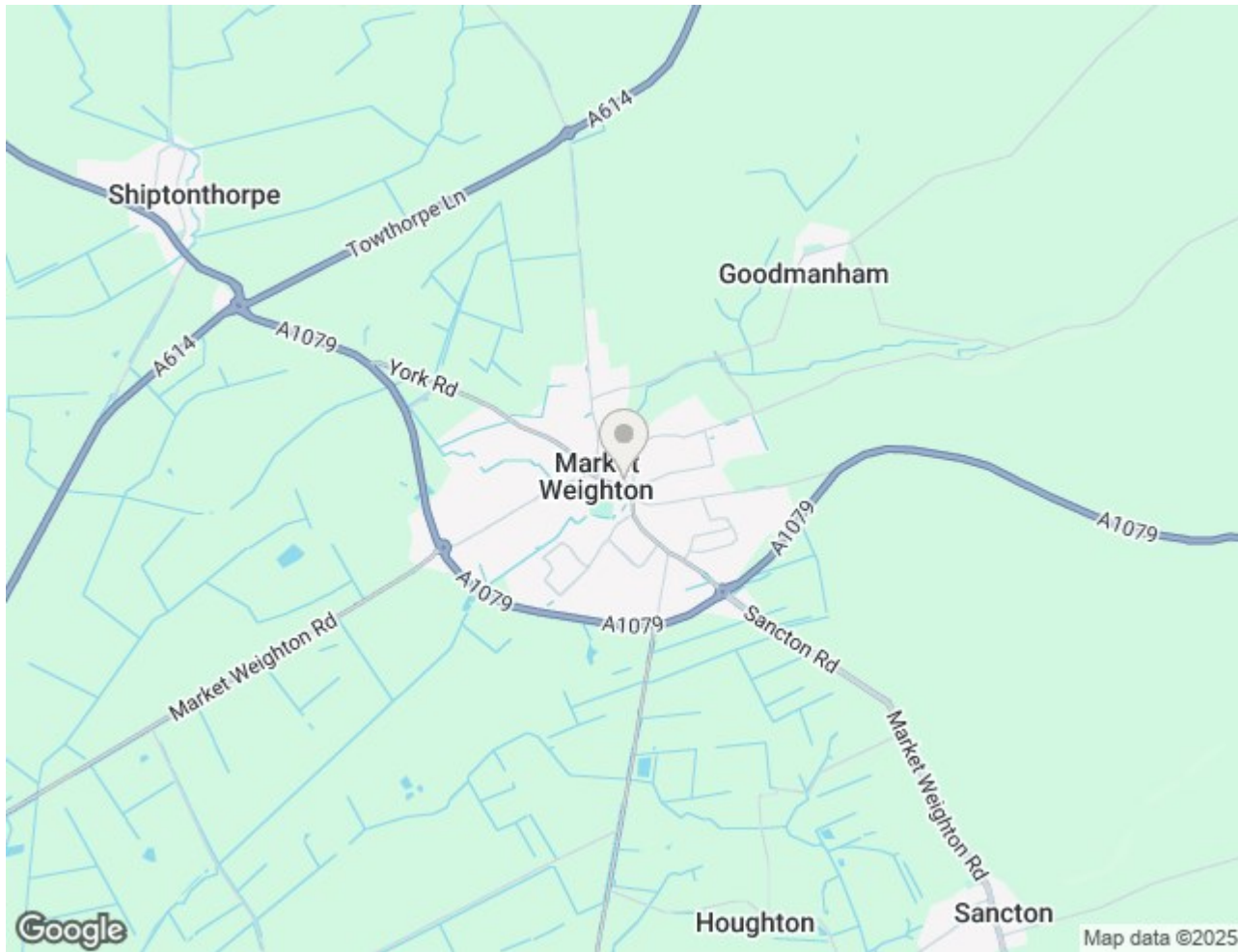
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	