



ROB LETTS

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# Sandholme, Market Weighton

Guide Price £225,000

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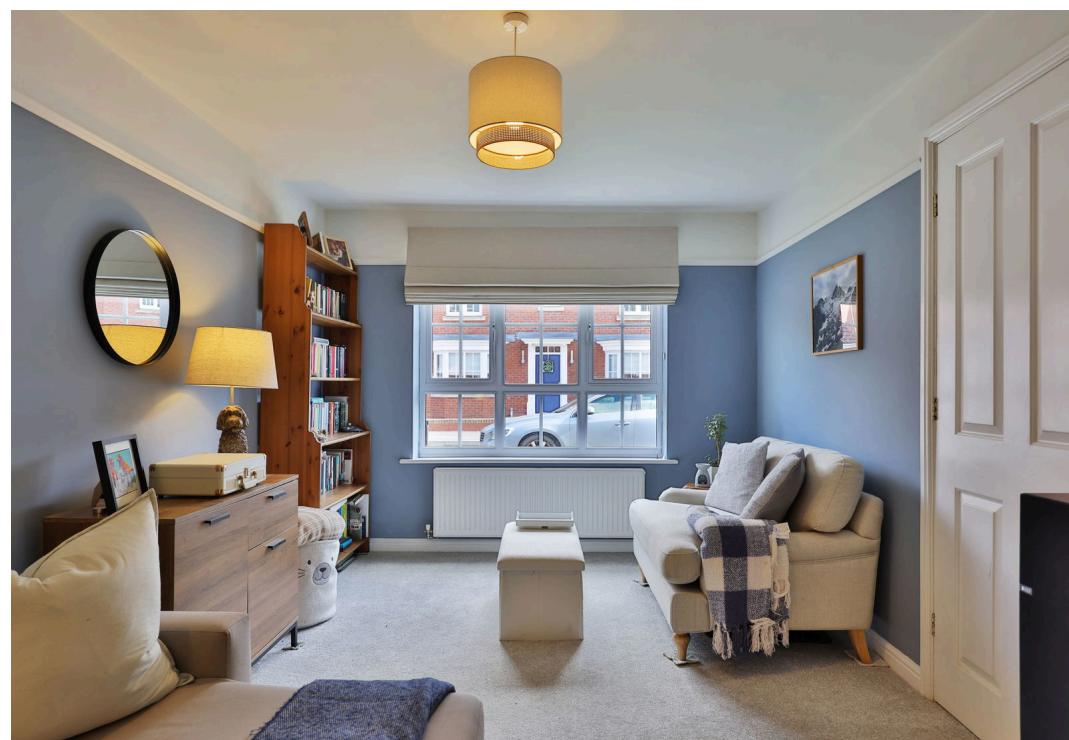
RL0918 - Set within easy walking distance of Market Weighton's centre, 8 Sandholme is a smartly updated three-bedroom semi-detached home with a large driveway and garage.

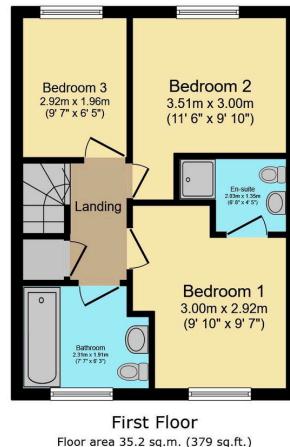
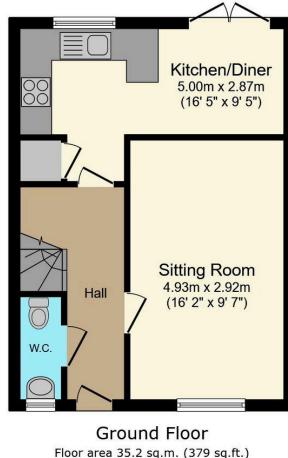
A generous hallway leads to a front lounge and a ground-floor W.C. Across the back, the reconfigured kitchen-diner provides great everyday space, finished with real oak worktops and French doors to a low-maintenance garden.

Upstairs are three bedrooms (two good doubles); the principal bedroom has an en-suite shower room, and the family bathroom includes a shower over the bath. The loft is part boarded for excellent storage.

Decorated throughout and presented to a high standard, the house is ready to move straight into. From the door you can be on the canal path and open fields within minutes; Goodmanham and the Yorkshire Wolds Way are close by for longer walks, while shops, schools and cafés are an easy stroll in town.

Council Tax Band C





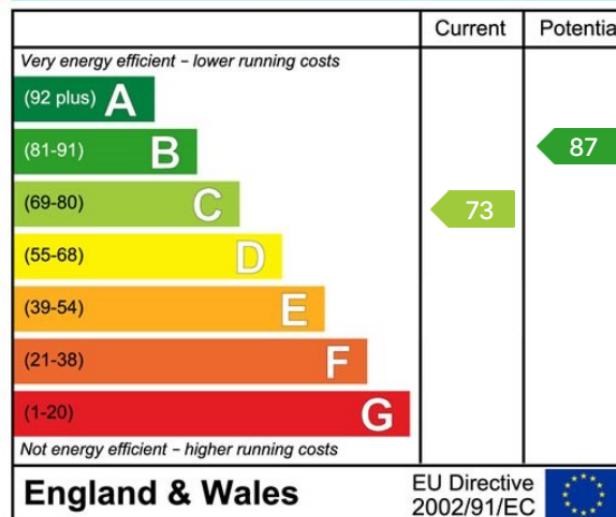
Total floor area: 70.4 sq.m. (758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Three-bedroom semi-detached
- Large entrance hallway with ground-floor W.C.
- Three first-floor bedrooms; two doubles
- Large driveway and attached garage
- Reconfigured layout: separate lounge + kitchen-diner
- Immaculately presented throughout
- Modern kitchen / diner with real oak worktops
- Principal bedroom with en-suite shower room
- West facing rear garden
- Quote RL0918 when calling to book your viewing



### Energy Efficiency Rating



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