# **Ground Floor** Approx. 27.5 sq. metres (295.9 sq. feet) Second Floor First Floor Approx. 27.3 sq. metres (293.9 sq. feet) Approx. 23.8 sq. metres (255.7 sq. feet) Under Storage Study 3.08m x 3.67m (10'1" x 12') Kitchen 3.66m (12') max x 3.67m (12') max Bathroom 2.52m x 2.31m (8'3" x 7'7") Sitting Bedroom 2 Bedroom 1 3.67m x 3.67m (12'1" x 12') 3.62m x 3.21m (11'11" x 10'6") Room

Total area: approx. 78.6 sq. metres (845.6 sq. feet)

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

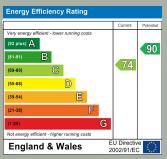
FREE VALUATIONS FOR SALE

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.



60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating YO43 3AL 01430 874000

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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.



# 70, Market Place, Market Weighton, YO43 3AW £157,500



This charming period property, situated in the heart of the town centre, offers characterful and versatile accommodation arranged over three floors. The ground floor features a welcoming sitting room and a modern fitted kitchen with a convenient rear entrance. On the first floor, a generously proportioned study is located at the top of the stairs and could equally serve as a dressing area. This level also includes a spacious bedroom. The second floor comprises an additional bedroom and a well-appointed bathroom. With its central location, modern features, adaptable layout, and the benefit of one allocated parking space, this property presents an excellent opportunity for those seeking a distinctive and conveniently situated home. Tenure: Freehold. East Riding of Yorkshire Council BAND: A.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: A

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## THE ACCOMMODATION COMPRISES

#### SITTING ROOM

Front entrance door, radiator, bay window with window seat, open plan to kitchen. Currently used as a dining room.

### **KITCHEN**

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink and drainer unit. Electric hob, electric oven, plumbing for automatic washer. Radiator, wall mounted gas fired central heating boiler.

### REAR ENTRANCE

Stairs leading to first floor accommodation.

### FIRST FLOOR ACCOMMODATION

### **BEDROOM ONE**

Currently used as a sitting room, radiator, ceiling coving, recessed ceiling lights.

### STUDY

Stairs leading to second floor accommodation, radiator, recessed ceiling lights.

## SECOND FLOOR ACCOMMODATION

#### **BEDROOM TWO**

Three steps leading up to the bedroom. Radiator, recessed ceiling lights, access to loft space.

### **BATHROOM**

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Radiator, partially tiled walls, velux window, radiator.

## OUTSIDE

The vendor has informed us that there is a right of way to the rear over neighbouring land, as well as an allocated parking space.

### **ADDITIONAL INFORMATION**

### **SERVICES**

Mains water, gas, electricity and drainage.

# MOBILE COVERAGE AND BROADBAND CONNECTION

The Ofcom website states the average broadband speed of 1 Mbps and a maximum download speed of

22 Mbps at this postcode YO43 3AW and mobile coverage is provided by EE, Three and O2. The checker results are predictions and should not be regarded as guaranteed.

### **APPLIANCES**

No appliances have been tested by the Agent.











