



96 Holme Road, Market Weighton, York, North Yorkshire, YO43 3ES

- No Onward Chain • 2 bed terraced house • Open plan kitchen/diner • Spacious living room • Two good sized bedrooms • Modern family bathroom • Patio seating area • Large rear garden • On street parking • EPC = C

Guide Price £160,000

If you are a first time buyer looking to get on the ladder or an investor looking for a new opportunity then look no further, as this 2 bed terraced house could be for you. The property is situated amongst a small row of terraces located just a short walk from Market Weighton's high street and all its amenities.

As you enter the property you find stairs to the first floor ahead of you and the living room to your left. Spacious and light, this room also offers the potential for an open fire or log burning stove. Adjacent is the kitchen/diner. Here you can find two worktops on either side of the room with storage above and below. Additionally, there is a breakfast bar with space for two chairs and an area set aside for a dining table and chairs.

Upstairs there are two bedrooms and a family bathroom comprising a bath with shower overhead, sink with storage below, chrome heated towel rail and a low level w/c.

Externally, there is a large private garden with a patio seating area and two timber sheds.

Agent's note: The internal photos shown are not entirely up to date. The layout of the property is the same as shown, however certain cosmetic elements are different.





A smart 2 bedroom terraced house with a large rear garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	0	0
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address: Holme Road, Market Weighton, York, North Yorkshire, YO43 3ES

Reference: 1715



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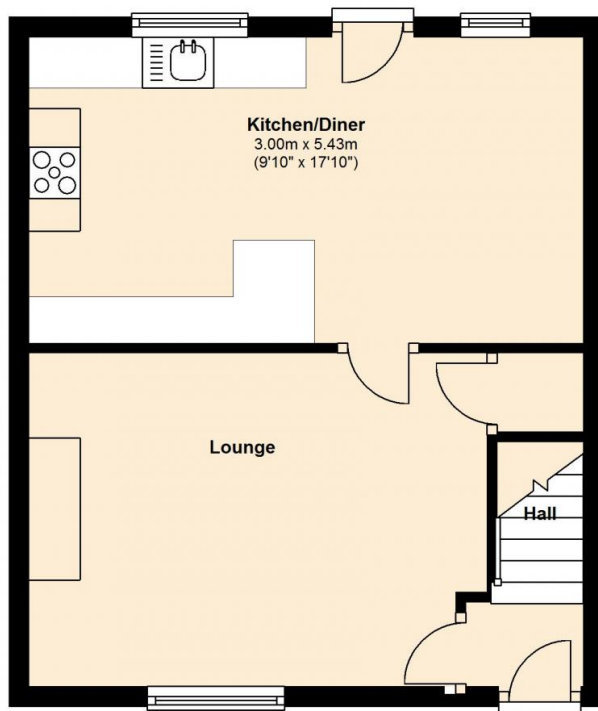


Offices in York, Pocklington and Market Weighton

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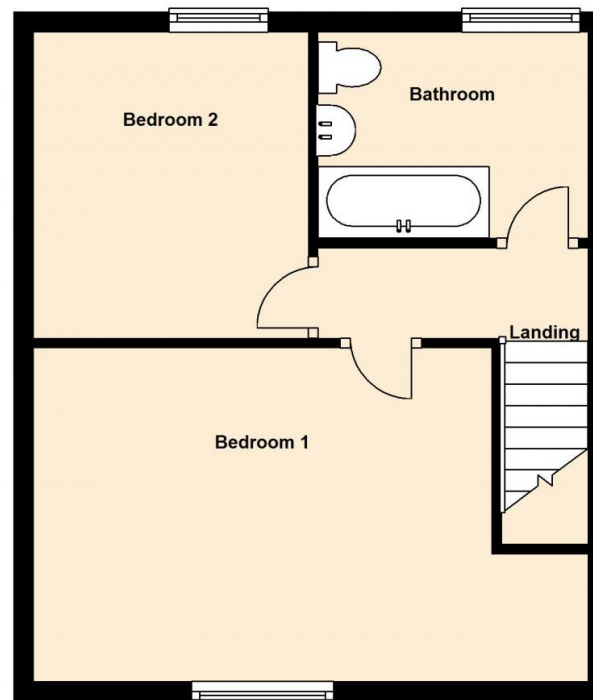
Ground Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



Total area: approx. 66.8 sq. metres (719.2 sq. feet)

Disclaimer

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