



22 Cliffe Road, Market Weighton, YO43 3BN

• Beautifully presented 3 bedroom semi detached house • Short walk to town centre and its amenities • Open plan kitchen/diner • Light and spacious living room • Two double bedrooms and a single • Family bathroom • Enclosed rear garden • Detached garage • Off street parking for multiple cars • EPC = D

Guide Price £235,000

Located just a short walk from the town centre and all its amenities is this beautifully presented 3 bedroom semi detached house. Light and spacious, the property has been modernised and renovated to a high standard by the current vendor. An early viewing is highly recommended to avoid missing out.

As you enter the property you find yourself in the hall, with stairs to the bedrooms to your right, living room to your left and the kitchen/diner straight ahead. The living room is flooded with natural light and houses a log burning stove to its centre. The kitchen/diner follows.

This fantastic open plan space is the hub of the house and comprises a central island with seating and a built-in hob, Miele appliances, additional worktop to one side with a stainless steel sink and drainer and a large storage unit with a built in oven. Additionally, there is space for an American style fridge freezer. Access to a decked seating area in the garden is available via double doors. An adjacent utility room, that provides access to the rear of the property and the garage, completes the ground floor.

Upstairs there are 2 double bedrooms, a single bedroom and a family bathroom. Externally, a large driveway to the front of the property provides off street parking for multiple cars, whilst the enclosed rear garden offers a fantastic space for entertaining during the warmer summer months. The detached garage provides an excellent additional storage space.





MODERN OPEN PLAN KITCHEN/DINER



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(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 B

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address:
Reference: 1708



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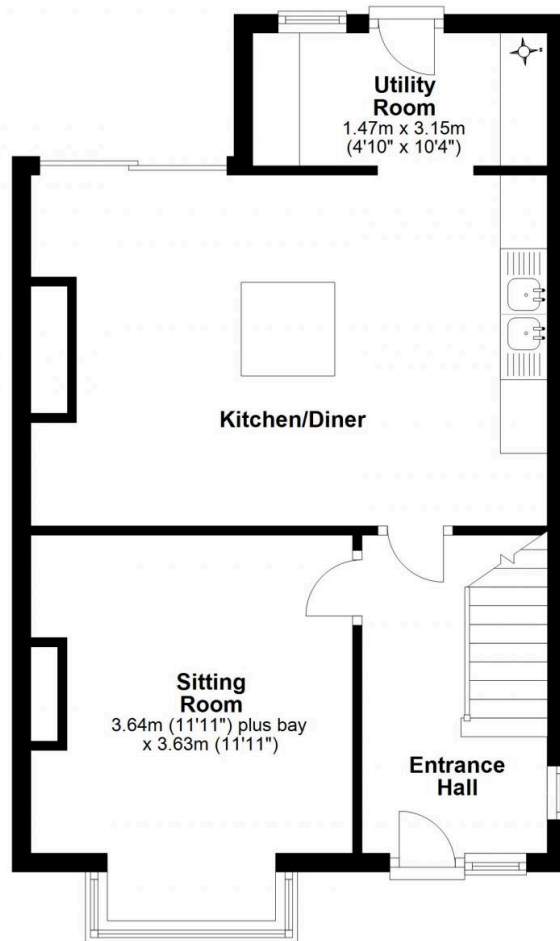


Offices in York, Pocklington and Market Weighton

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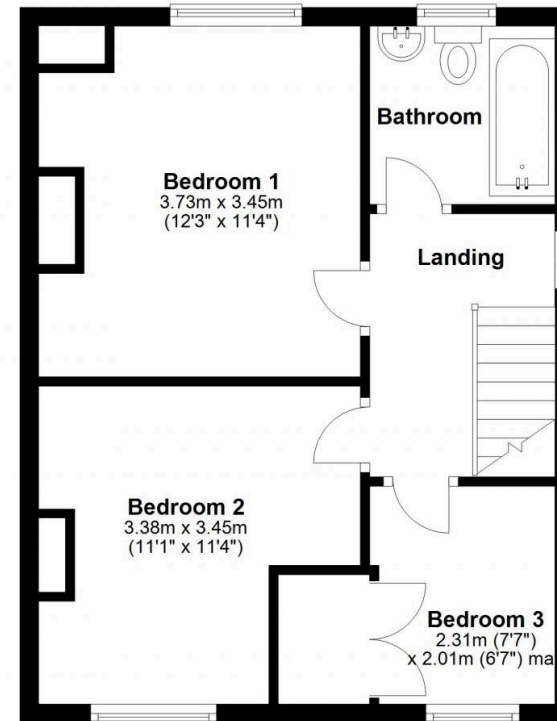
Ground Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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