



6 Centurion Walk, Market Weighton, York, North Yorkshire, YO43 3NY

- Beautifully presented 2 bedroom end of terrace property
- Located on a quiet cul-de-sac
- Close proximity to town centre and amenities
- Light and spacious living room
- Open plan kitchen/diner
- Two double bedrooms
- Modern family bathroom
- Enclosed rear garden
- Allocated off street parking
- EPC = C

Guide Price £175,000

If you are a first time buyer looking to get on the ladder or an investor seeking your next opportunity, then look no further, as this immaculately presented 2 bedroom end of terrace property may just be for you. Situated on a quiet cul-de-sac in the popular market town of Market Weighton, this property is sure to attract interest, so an early viewing is advised to avoid missing out.

As you enter the property you find yourself in a useful entrance hall, ideal for storing coats and shoes. The living room is on your right hand side whilst stairs to the first floor lie ahead. An open plan kitchen diner follows where a U-shaped worktop incorporates an electric hob and oven, stainless steel sink with drainer and ample storage. Additionally, this area provides space for a large fridge freezer, washing machine and dining table with four chairs. Double doors open onto a patio seating area, perfect for those who like to entertain during the warmer summer months.

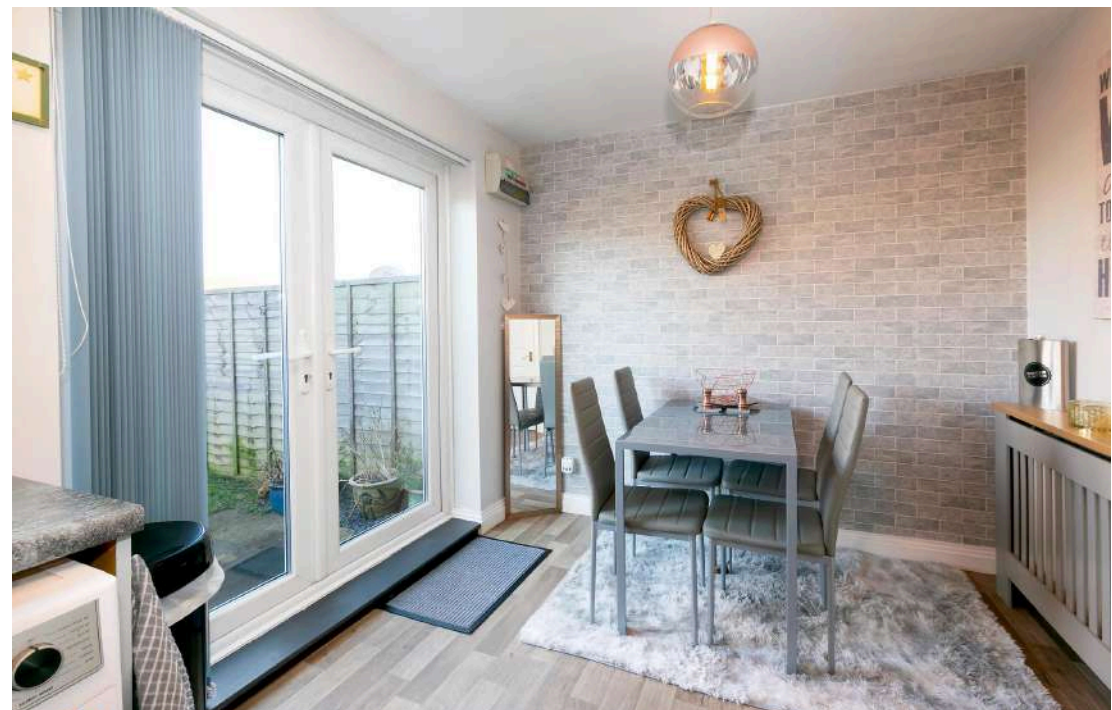
Upstairs there are two double bedrooms and a modern family bathroom that comprises a bath with an overhead shower, stand alone hand basin and low level w/c.

Externally there is an enclosed rear garden with a timber shed and allocated off street parking to the front. Additionally, the property backs on to a public green space ensuring that the rear garden is not overlooked whilst also providing clear views from the back bedroom.

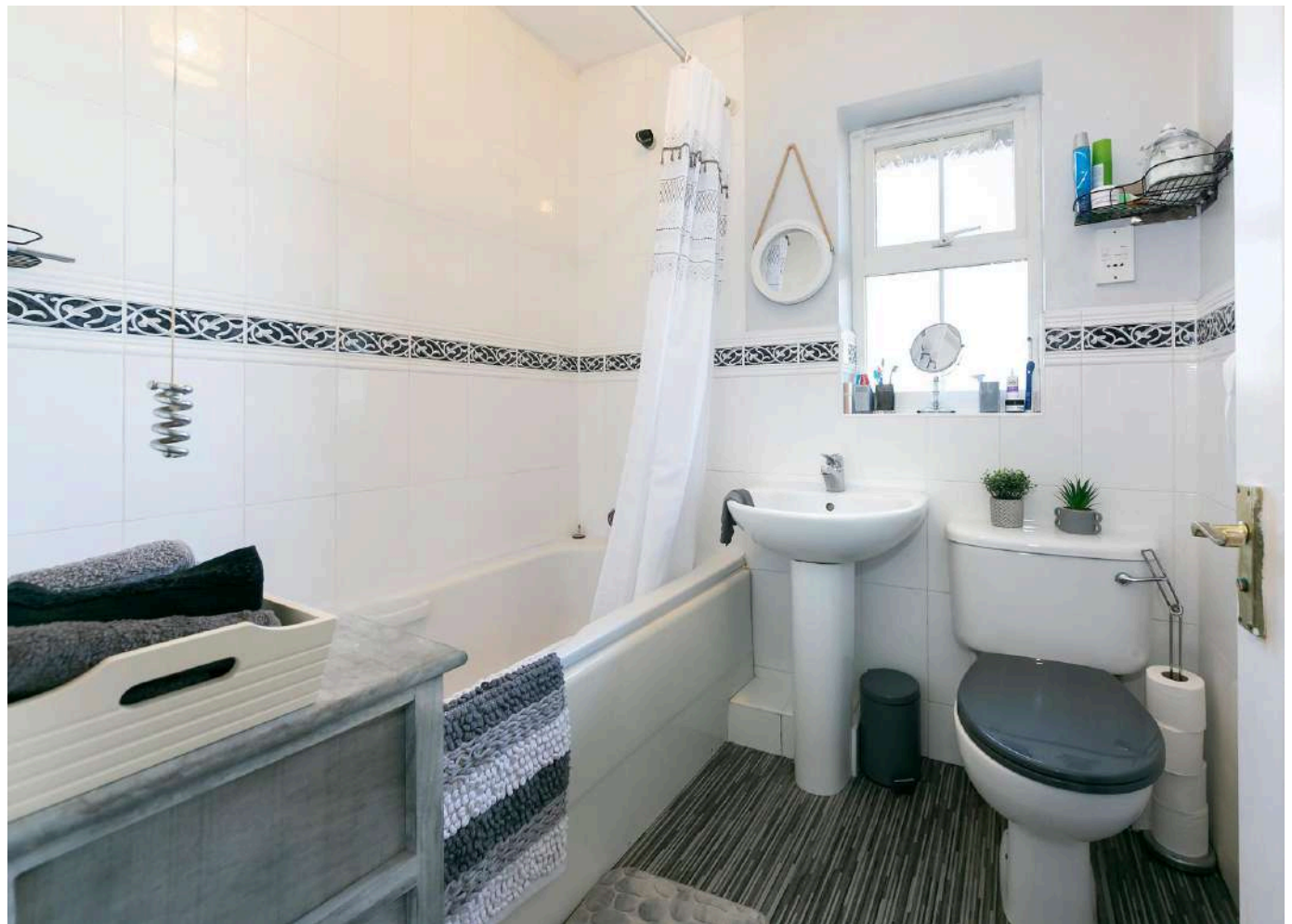
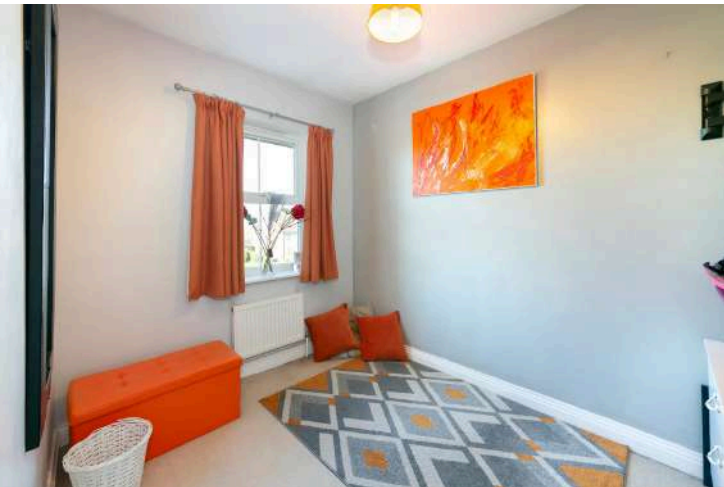




A BEAUTIFULLY PRESENTED END OF TERRACE PROPERTY WITH AN ENCLOSED REAR GARDEN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



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			
		71	85

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			

Address: 6 Centurion Walk, Market Weighton, York, North Yorkshire, YO43 3NY
Reference: 1804

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services All mains services.



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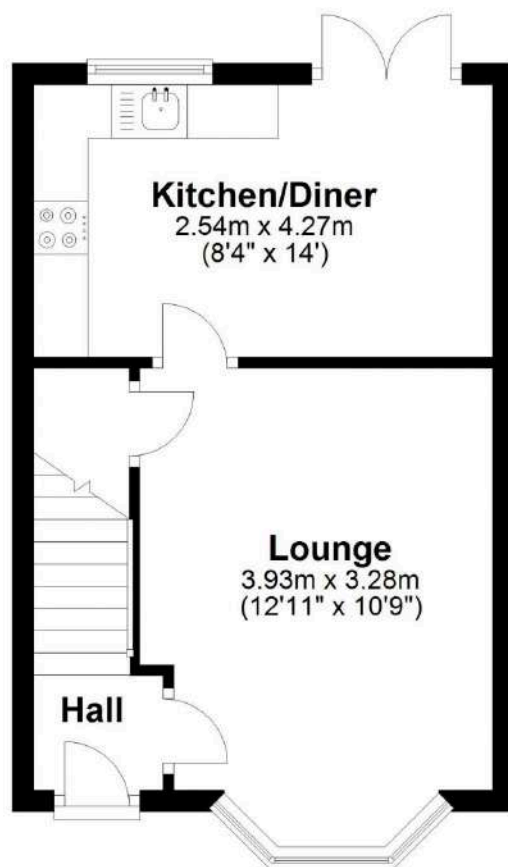


Offices in York, Pocklington and Market Weighton

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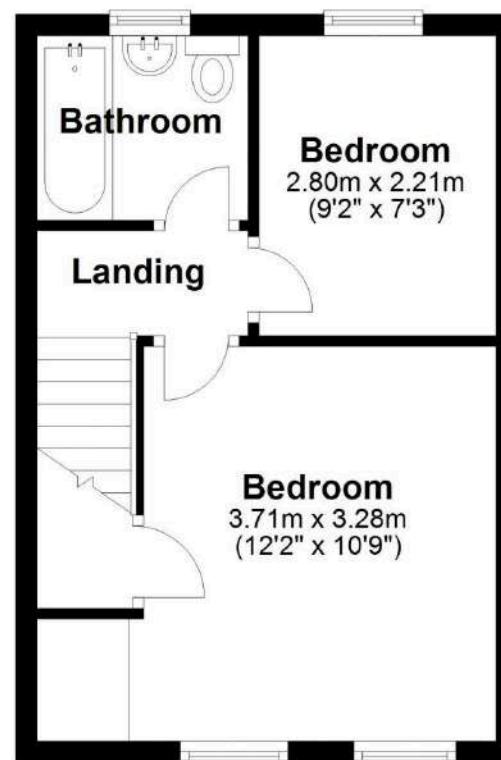
Ground Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

6 Centurion Walk

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