



Westfield Road, Market Weighton, York, YO43 3EJ

• No Onward Chain • Outline planning permission for a detached dwelling in the garden • Semi detached house • Kitchen with various appliances • Store that could be converted into a utility room • Dining room • Living room • Three bedrooms & a family shower room • Garage & a large garden • EPC = E

Guide Price £280,000

If you are a property developer or builder and are looking for a new project, then look no further as this lovely site could be exactly what you have been waiting for. The property comprises of a three bedroom semi detached house and a building plot with outline planning for a detached dwelling.

The area of the whole site is defined by a red line on image one, whilst the building plot can be seen on image two. The site is offered to the market as one lot as the garage would need to be demolished if the new dwelling were to be built. The property is offered to the market with No Onward Chain.

On entering you find yourself in a hallway with stairs rising to the first floor, a door on the left that opens to the living room and a door straight ahead that leads into the kitchen. The kitchen comprises of an L shaped worktop, sink with drainer, four ring gas hob, double oven, various storage units and space for additional white goods.

To one side of the kitchen you will find a brick built store with a w/c that could be converted into a utility room, whilst a formal dining room can be found to the other. If you like open plan then the wall between the kitchen and dining room could be removed. The living room is a good size with an open fire at its centre and a bay window the front that allows natural light to enter.

To the first floor you will find three bedrooms and a family shower room comprising walk in double shower, hand basin with storage below and a low level w/c.

Externally there is a good sized front lawn and a smaller section at the rear with mature shrubs to the borders. There is a single garage and a gravelled drive for multiple cars.

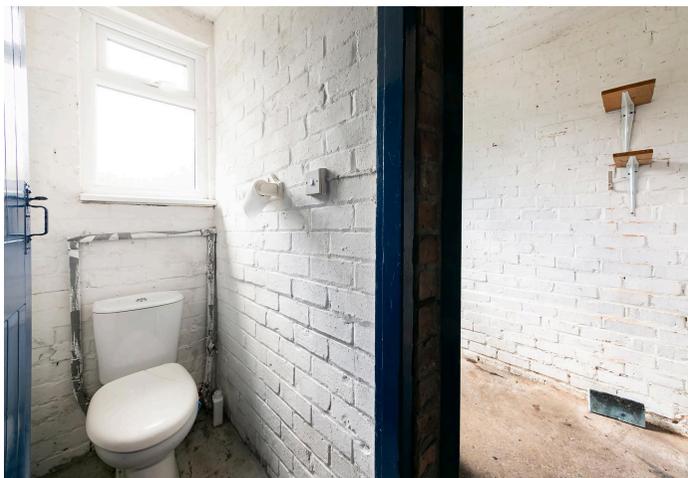




A THREE BEDROOM SEMI DETACHED HOUSE WITH OUTLINE PLANNING FOR A DETACHED HOUSE



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			
		51	71
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: Westfield Road, Market Weighton, York, YO43 3EJ
Reference: 1798

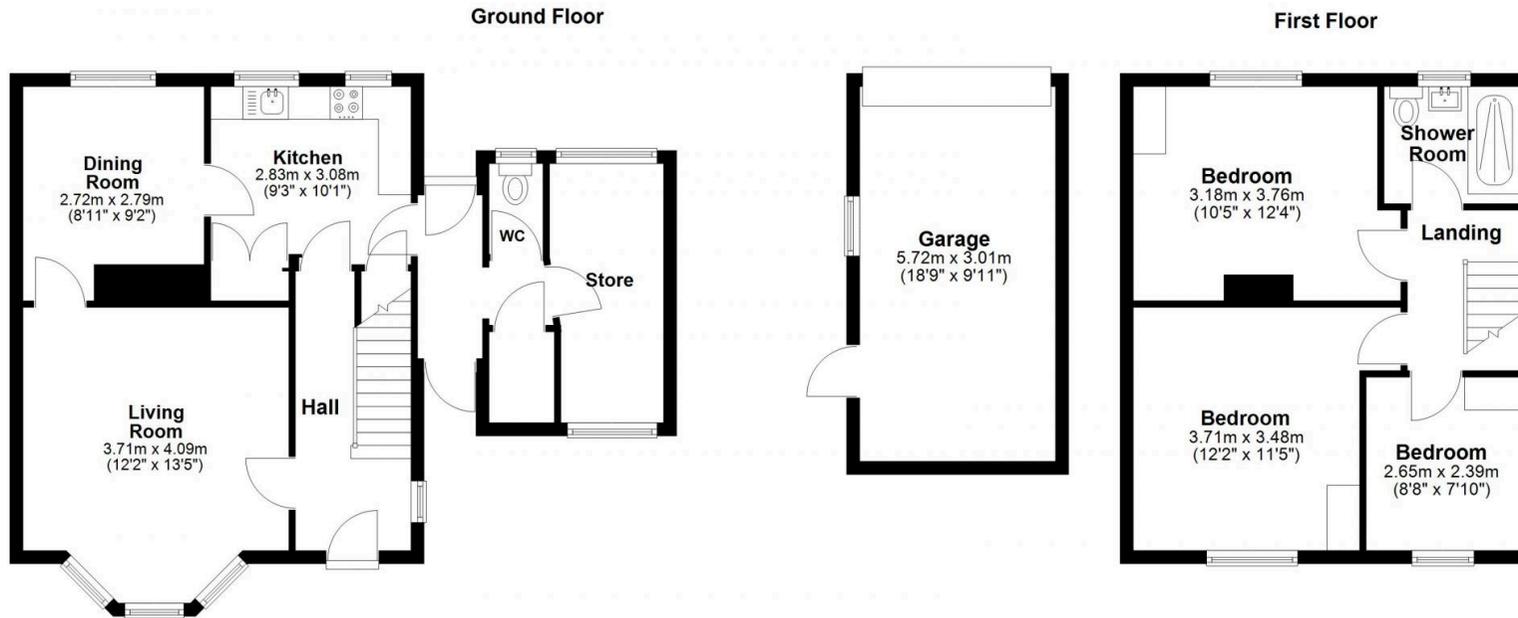


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 116.8 sq. metres (1257.6 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.

Disclaimer

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