



30 Southfield Park, Market Weighton, York, YO43 3QL

- No Onward Chain • 2 bedroom end of terrace • Close to local amenities • Living room • Kitchen/diner • Two double bedrooms • House bathroom • Enclosed rear garden • Off street parking • EPC = D

Guide Price £162,500

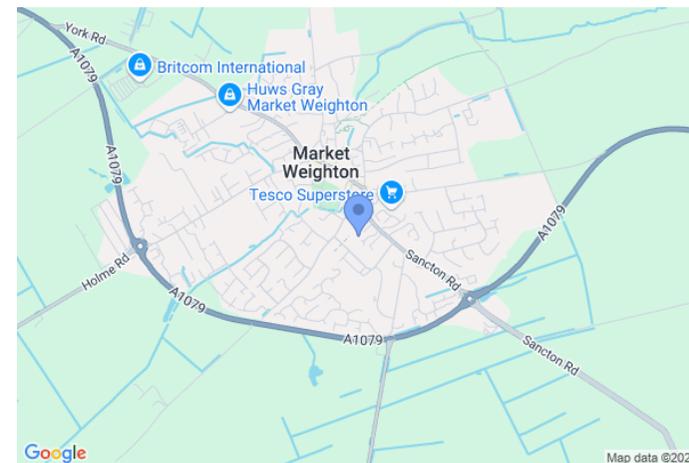
Situated in the heart of the popular market town of Market Weighon is this well-presented two bedroom end of terrace property. Conveniently located just a short stroll from local amenities, shops and transport links and offered to the market with the added benefit of No Onward Chain, an early viewing is highly advised in order to appreciate all that this property has to offer.

The property opens into a bright and welcoming living room, which flows seamlessly into a modern open-plan kitchen diner, perfect for both everyday living and entertaining. Patio doors lead directly from the dining area into a private, enclosed rear garden, complete with a patio seating area, ideal for enjoying the warmer summer months.

Upstairs, you'll find two generously sized double bedrooms and a contemporary bathroom, comprising a bath, w.c and basin.

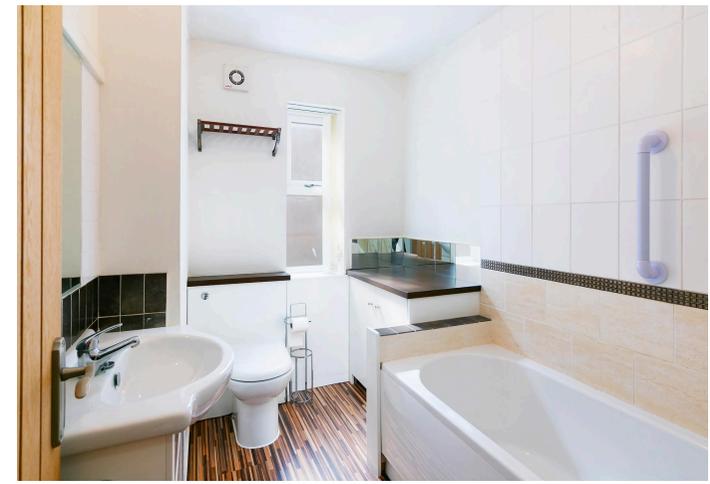
Externally there is an enclosed rear garden and off street parking on offer.

This is a fantastic opportunity for first-time buyers looking to step onto the property ladder, investors seeking a ready-to-go rental or those looking to downsize without compromising on comfort or convenience.





NO ONWARD CHAIN



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			
		68	75

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			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: 30 Southfield Park, Market Weighton, York, YO43 3QL
Reference: 2347



rmenglish.co.uk

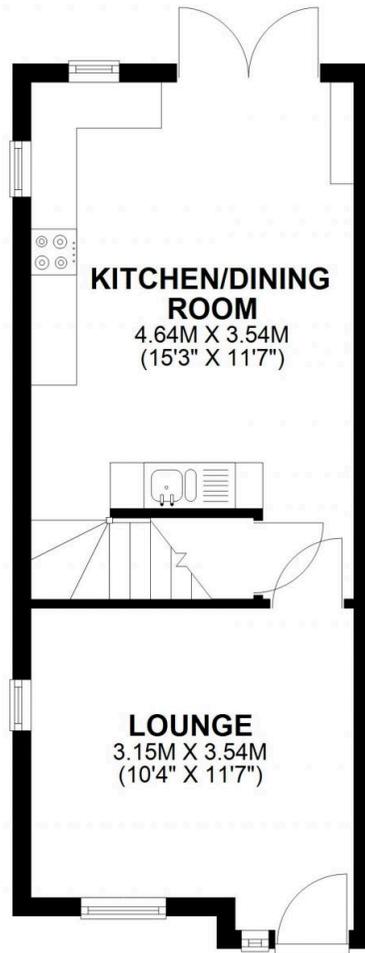


Offices in York, Pocklington and Market Weighton

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

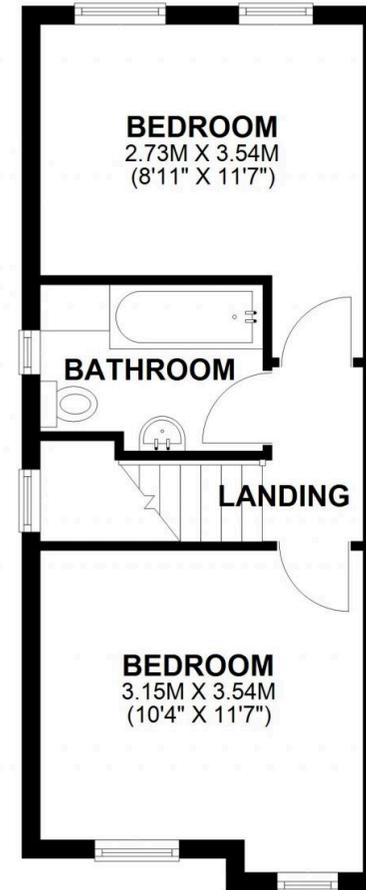
GROUND FLOOR

APPROX. 31.8 SQ. METRES (342.8 SQ. FEET)



FIRST FLOOR

APPROX. 31.8 SQ. METRES (342.8 SQ. FEET)



TOTAL AREA: APPROX. 63.7 SQ. METRES (685.6 SQ. FEET)

30 SOUTHFIELD PARK

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.