

RM  
English



**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

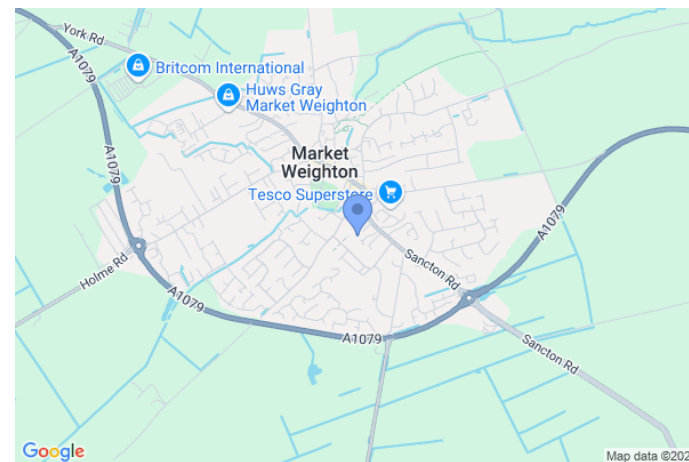
Situated in the heart of the popular market town of Market Weighton is this well-presented two bedroom end of terrace property. Conveniently located just a short stroll from local amenities, shops and transport links and offered to the market with the added benefit of No Onward Chain, an early viewing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

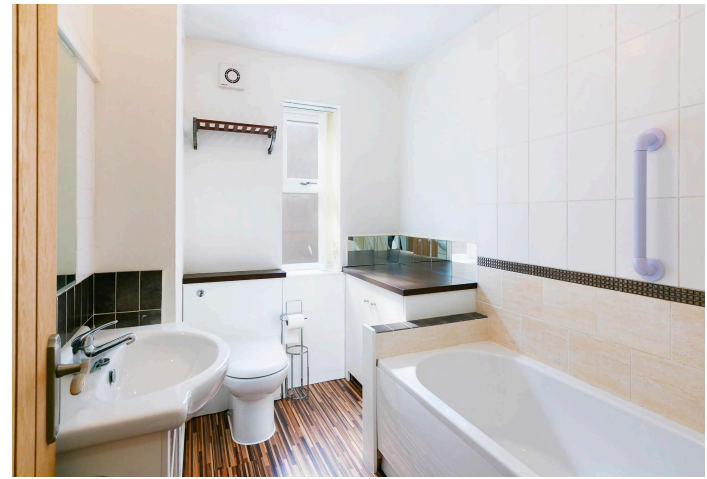
This is a fantastic opportunity for first-time buyers looking to step onto the property ladder, investors seeking a ready-to-go rental or those looking to downsize without compromising on comfort or convenience.





**NO ONWARD CHAIN**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

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

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk

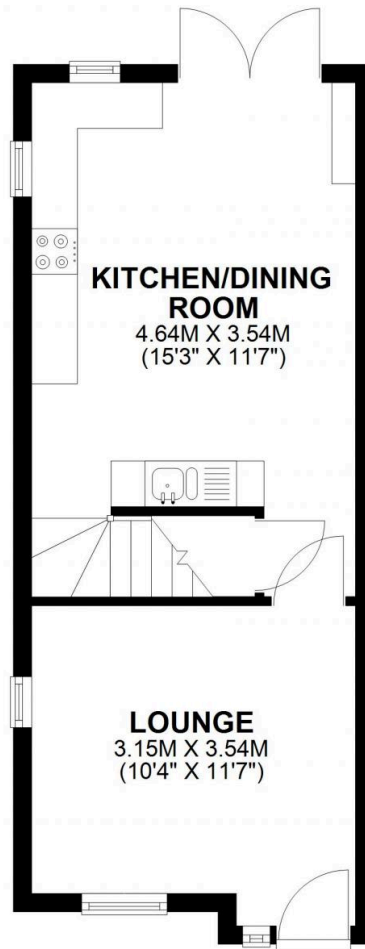


Offices in **York, Pocklington and Market Weighton**

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

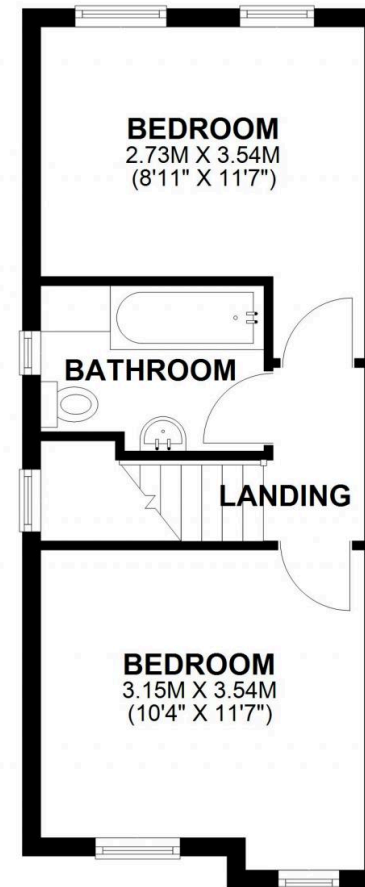
## GROUND FLOOR

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

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