



Burlington Place, Market Weighton, York, YO43 3SA

- A beautifully presented property close to amenities • Open plan kitchen/living/dining area with a range of fitted appliances • Living room with dual aspect windows • Spacious entrance hall & a w/c • Master bedroom with an en-suite shower room • Two further bedrooms • Family bathroom • Fully enclosed rear garden with a garden shed & patio
- Off street parking • EPC = B

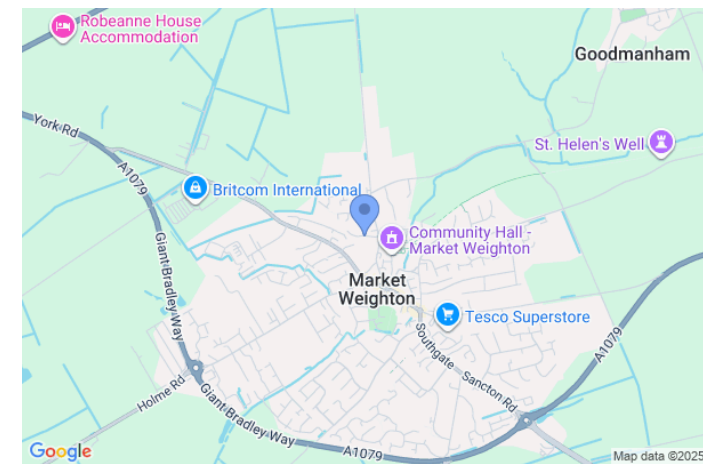
Guide Price £265,000

Situated in the heart of Market Weighton, a highly regarded market town known for its excellent range of amenities, is this deceptively spacious three-bedroom, semi-detached family home with nicely balanced accommodation and modern finishes throughout. Market Weighton provides a wide selection of independent shops, cafés, public houses, schools, medical facilities and sports clubs, all contributing to a vibrant yet friendly community atmosphere. The town also benefits from good road links, making it an attractive choice for families and commuters alike.

On entering you find yourself in a good size hall with space for the storage of coats and shoes. This leads into a comfortable living room with dual aspect windows that allow natural light to enter, whilst providing a pleasant space to sit and relax. To the rear of the property is a generous kitchen/living/dining area, fitted with a modern range of units and ample worktop space. Kitchen appliances include a fridge/freezer, single oven, four ring induction hob, dishwasher and washing machine. In addition, there is a ceramic sink with drainer and multiple storage units. French doors open to the rear garden, making it an ideal space for cooking, dining and entertaining. A w/c and storage cupboard complete the ground floor.

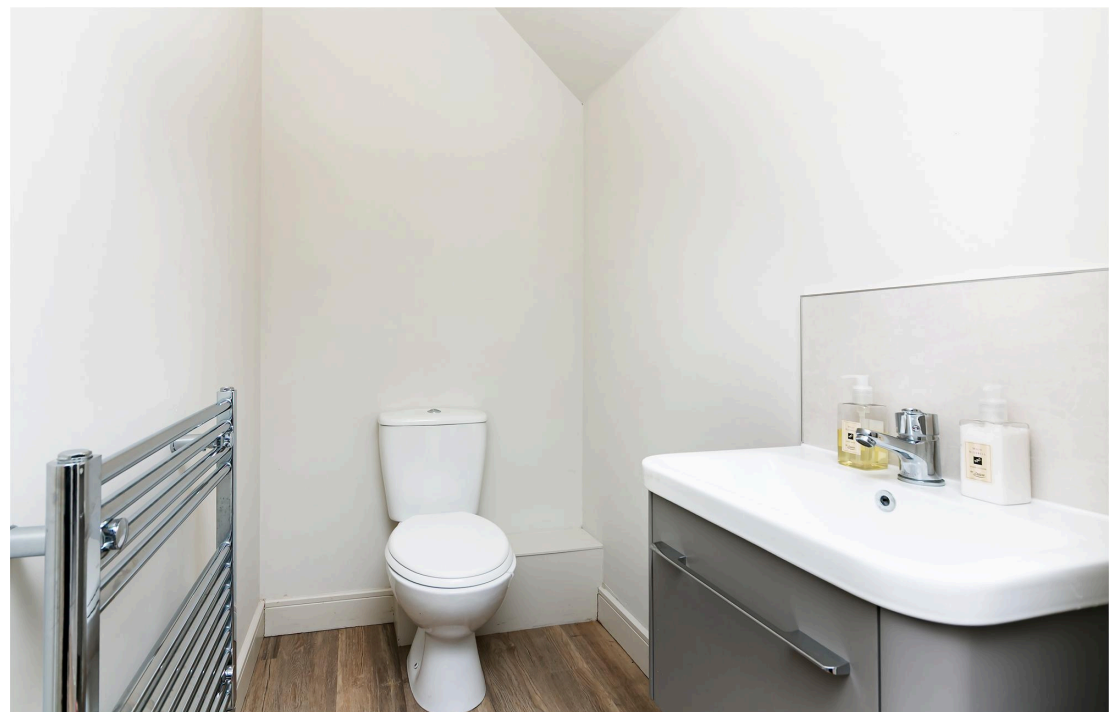
To the first floor, there are three bedrooms, one of which benefits from an en-suite shower room comprising, shower, hand basin with storage below, low level w/c and a chrome heated towel rail. A family bathroom comprising bath with shower over, hand basin with storage below, low level w/c and chrome heated towel rail services the remaining two bedrooms. A substantial storage cupboard on the landing houses the boiler and has the potential to be shelved out.

The rear garden is fully enclosed by a timber fence, perfect if you have young children or pets. There is a patio seating area, a raised lawn and a timber garden shed. There is off street parking to the side of the property for two cars.





A STUNNING THREE BEDROOM PROPERTY WITH A GOOD SIZE GARDEN & OFF STREET PARKING



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		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
Reference: 2434

Environmental Impact (CO ₂) Rating		
	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



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

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

Approx. Gross Internal Floor Area 888 sq. ft / 82.50 sq. m

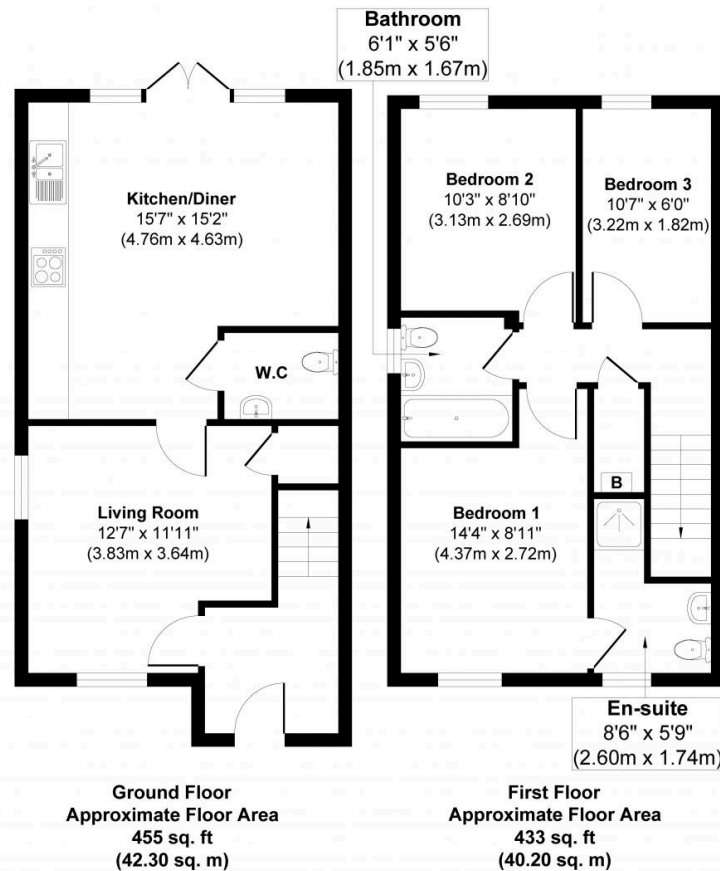


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