



Princess Road, Market Weighton, York, North Yorkshire, YO43 3BY

• Three bedroom family home • Sought after town with local amenities • Modern kitchen • Dining room with fireplace • Light and spacious living room • Family bathroom • Front and rear gardens laid to lawn • Close proximity to the town centre • Over 1100 square foot • EPC = D

Guide Price £199,950

A well presented three bedroom semi-detached home, perfectly suited to first time buyers, investors or a growing family seeking additional space. Offered to the market with **No Onward Chain**, this fantastic property is ready for immediate occupation and early viewing is strongly advised to avoid disappointment.

Upon entering through the front door, you are welcomed into a bright entrance hallway. To the left, a generous storage cupboard provides excellent practicality, while to the right sits a light filled and spacious reception room offering an inviting space to relax and unwind.

Continuing through the hallway, you'll find the dining room, ideally positioned for both everyday family meals and entertaining guests. This leads seamlessly into the modern, well appointed kitchen. Designed with functionality in mind, the kitchen features an L-shaped worktop incorporating a Lamona oven, four-ring hob with overhead extractor and a Lamona stainless steel sink with drainer. There is ample cupboard storage, along with dedicated space for a washing machine and dishwasher. A convenient rear porch sits just off the kitchen, providing access to the garden, while a downstairs W.C completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes, while the remaining two bedrooms also provide useful storage solutions. The family bathroom is fitted with a bath and overhead shower, low-level W.C and pedestal wash hand basin with additional storage below.

Externally, the home enjoys enclosed front and rear gardens, both mainly laid to lawn. The substantial rear garden offers a wonderful space for outdoor entertaining during the warmer months and provides excellent potential for further landscaping, a patio area or even the addition of a summerhouse. The garden can also be accessed directly from the property via the porch for added convenience.

Agents Note: This property is being sold on behalf of a member of RM English.

Location

AGENTS NOTE: This property is being sold for a member of RM English.

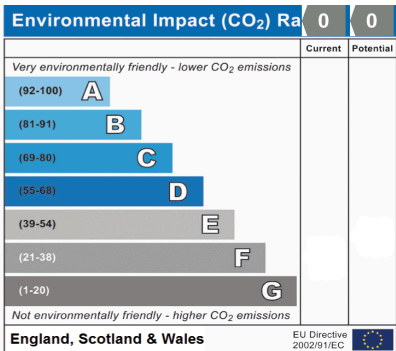
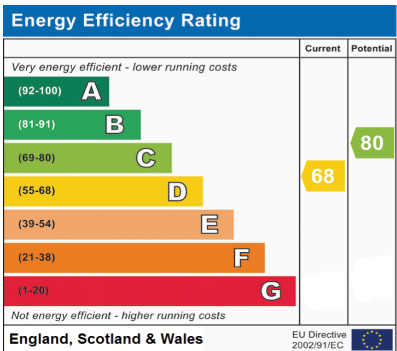
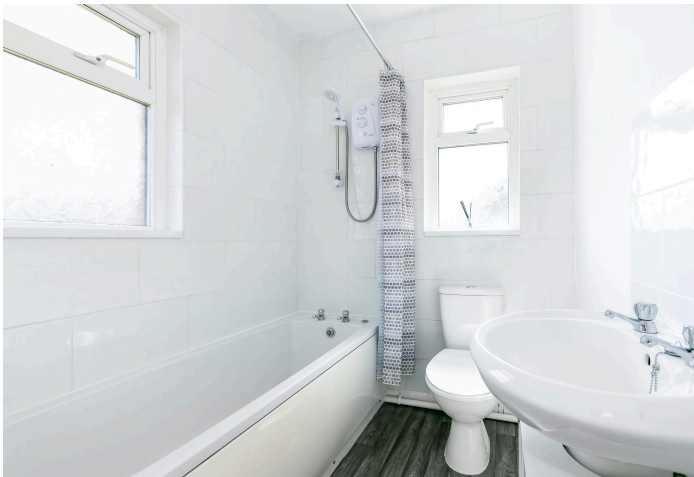




Spacious three bedroom semi detached house with front and rear gardens



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services.



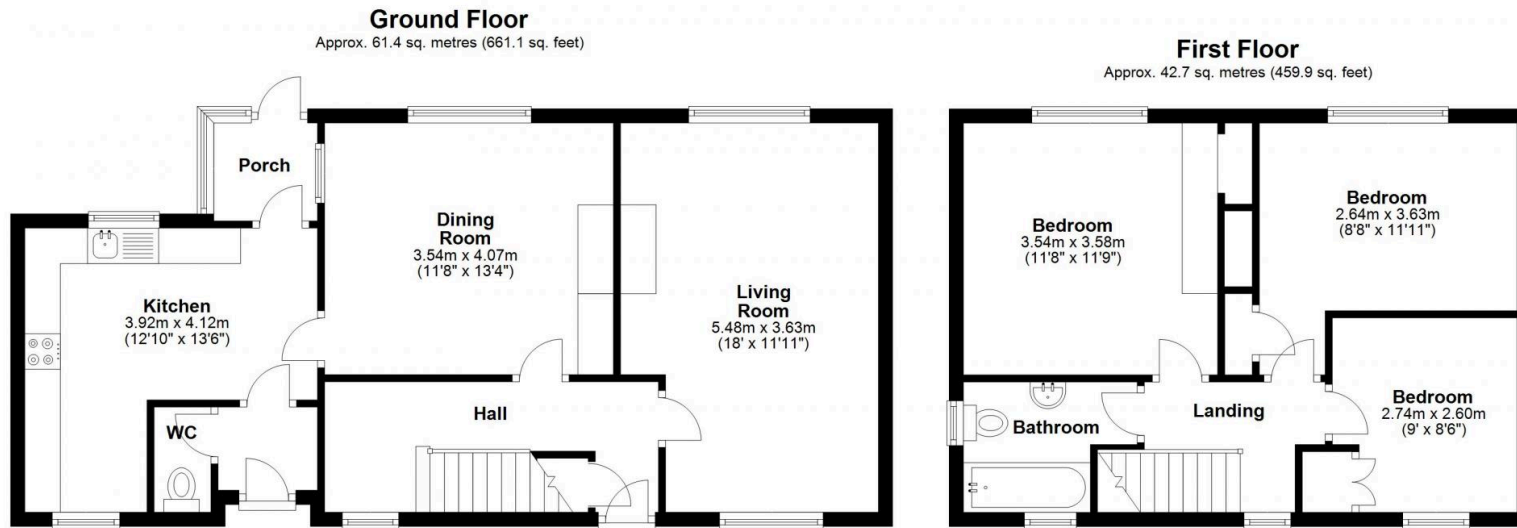
rmenglish.co.uk



Address: Princess Road, Market Weighton, York, North Yorkshire, YO43 3BY
Reference: 1621

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

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



12 Princess Road

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.