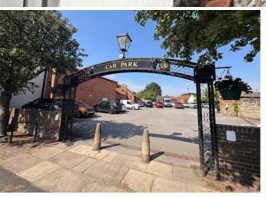
Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME















2 Chapel Mews, York Road, Market Weighton, East Yorkshire, YO43 3EF

- Truly Outstanding
- Unique Property
- Discreet Location
- Council Tax Band = TBC
- Centre of the Town
- 2 Bedrooms
- Minimal maintenance
- Freehold/EPC = TBC

£185,000

INTRODUCTION



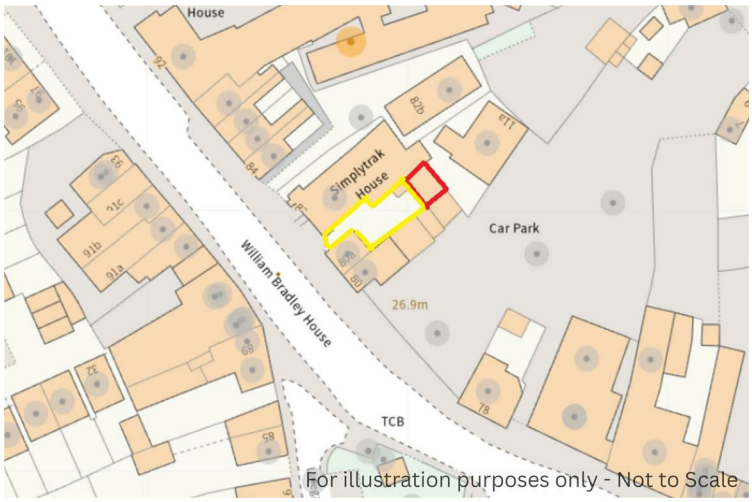
If you are searching for a home that combines quality, difference and convenience then Chapel Mews is certainly for you! This simply ideal location is tucked away in the middle of the town with everything that Market Weighton has to offer upon your doorstep. Chapel Mews is an imaginative and high quality conversion of historic buildings located to the side of a former chapel into two very individual and special houses full of character, striking features, high end fittings and carpets. The appeal of these lovely homes is hard to beat and viewing is certainly recommended. A bespoke entrance gate from York Road opens to a winding path through a shared gravelled courtyard creating an attractive approach to the properties. Designed with low maintenance in mind, there are no formal gardens allowing owners to freely enjoy the convenience of the central location. Although there is no dedicated parking with the property, there is plenty of "on street" opportunities plus there is a free public car park to the rear of the property which also has EV charging points.

2 CHAPEL MEWS

No. 2 Chapel Mews is a wonderful two bedroomed house awaiting its first loving owner. Full of character, high quality fittings and great appeal - a viewing is an absolute must to appreciate the appeal of this wonderful home. A feature entrance lobby opens to the stunning open plan living kitchen which has an extensive range of beautiful kitchen units, a host of integrated appliances and quartz countertops throughout. There is also a ground floor cloaks/W.C.. A bespoke staircase with an exposed brick wall lead up to the landing where two bedrooms and established bathroom are located. The property has quality double glazing and underfloor heating to the ground floor, as well as the upstairs bathroom, with radiators to the remaining rooms. With all new white good, cooker and Gerberit wall hung W.C., this is the perfect home ready to move into with minimum fuss. A truly unique home in an enviable location.

MAP

Please note that this is for illustration purposes only, not to scale. The outline marked in red is to identify the property and the area outlined in yellow is to identify the proposed shared courtyard area.

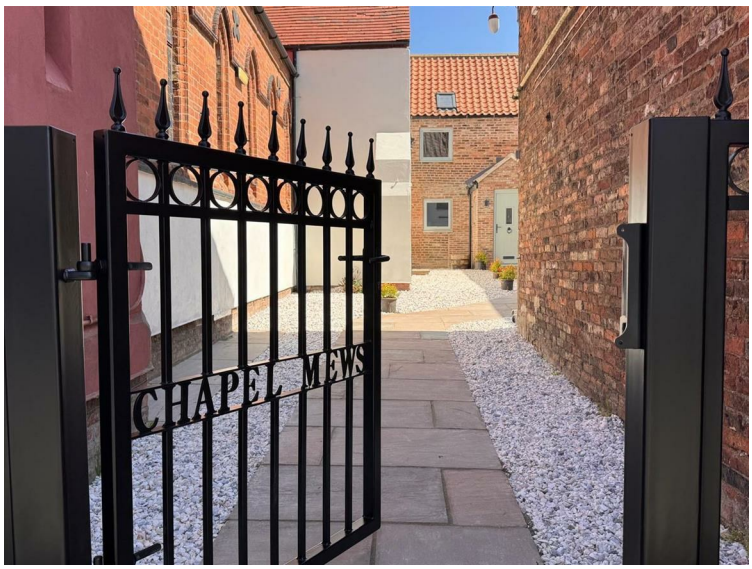


LOCATION

The properties are located on the north side of York Road, close to Market Place, within the attractive conservation area of the town. The historic town of Market Weighton offers a rich array of amenities, including schools, shops, cafes and leisure facilities. Whether you are exploring the scenic countryside or indulging in local culture, this location ensures you are perfectly placed to enjoy the best of both worlds.

Families will appreciate the proximity to highly regarded local schools with both the infant and junior schools rated as "Good" by Ofsted. This ensures that children receive a quality education close to home, adding to the appeal of this exceptional community.

Within 20 minutes are the historic cities of York and Hull, a former 'City of Culture'. The picturesque market town of Beverley with its array of shops, eateries, entertainment venues and twice weekly market is just 10 miles away. The stunning Yorkshire coast is also nearby, with Hornsea just a further 10 miles north of Beverley. Convenient transport links including the M62 allowing residents to easily access the wider region as well while enjoying the peace and serenity of their more semi rural immediate location.





NAEA National Association of

The Property Ombudsman

APPROVED CODE

OnTheMarket.com

Property Photography Academy

ACCOMMODATION

Attractive composite entrance door to:











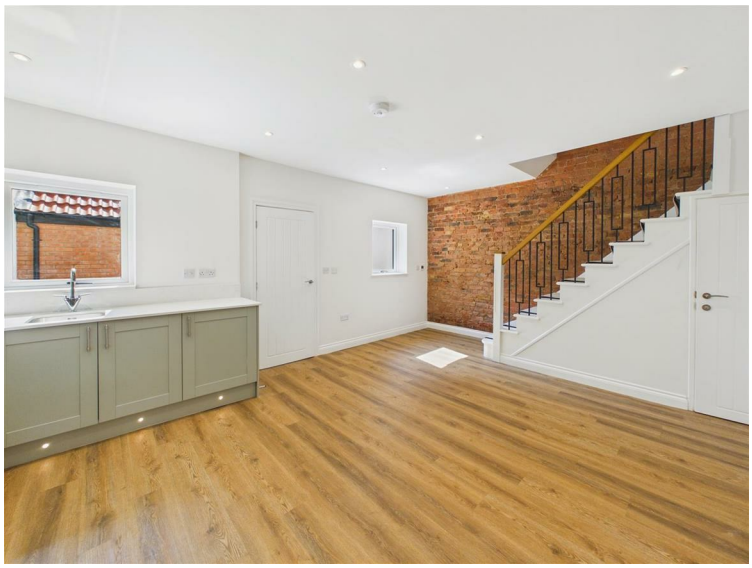
ENTRANCE LOBBY

With vaulted ceiling, window to side. Internal door to:

OPEN LIVING KITCHEN

A stunning open plan space for day to day living with TV indent, area for settee etc. and a beautiful range of sage coloured shaker style units with striking quartz worksurfaces, undercounter sink with mixer tap, integrated oven, four ring gas hob, concealed extractor hood above, fridge freezer, dishwasher and washing machine. Two windows to the front elevation. A striking staircase with contemporary wrought iron balustrade leads up to the first floor flanking and exposed brick wall.





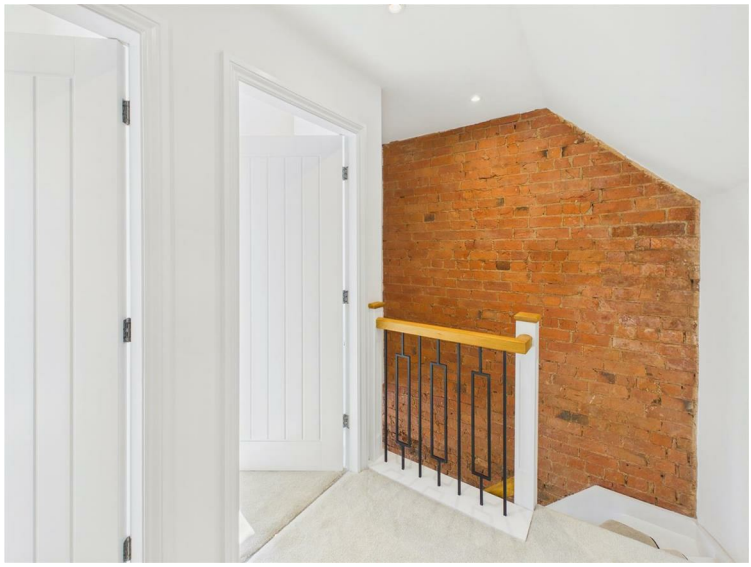
W.C.

With concealed flush Gerberit wall hung W.C. and wash hand basin, part exposed brick wall.



FIRST FLOOR

LANDING



BEDROOM 1

A double room with window and Velux window to the courtyard.



BEDROOM 2

With window and Velux window to the courtyard. Vaulted style ceiling, an exposed brick feature wall.



BATHROOM

A stylish modern suite comprising wash hand basin with cabinet, concealed flush W.C., panelled bath with shower over and screen, contemporary tiling to walls and floor, heated towel rail.



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band TBC. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


A614
Shiptonthorpe
Towthorpe Ln
Goodmanham
York Rd
A614
Market Weighton
Arras Hl
Arras Hl
A1079
Sancton Rd
Market Weighton Rd
Market Weighton Rd
Google
Houghton
Sancton
Map data ©2026 Google



Approximate total area(1)
277 ft²
25.8 m²

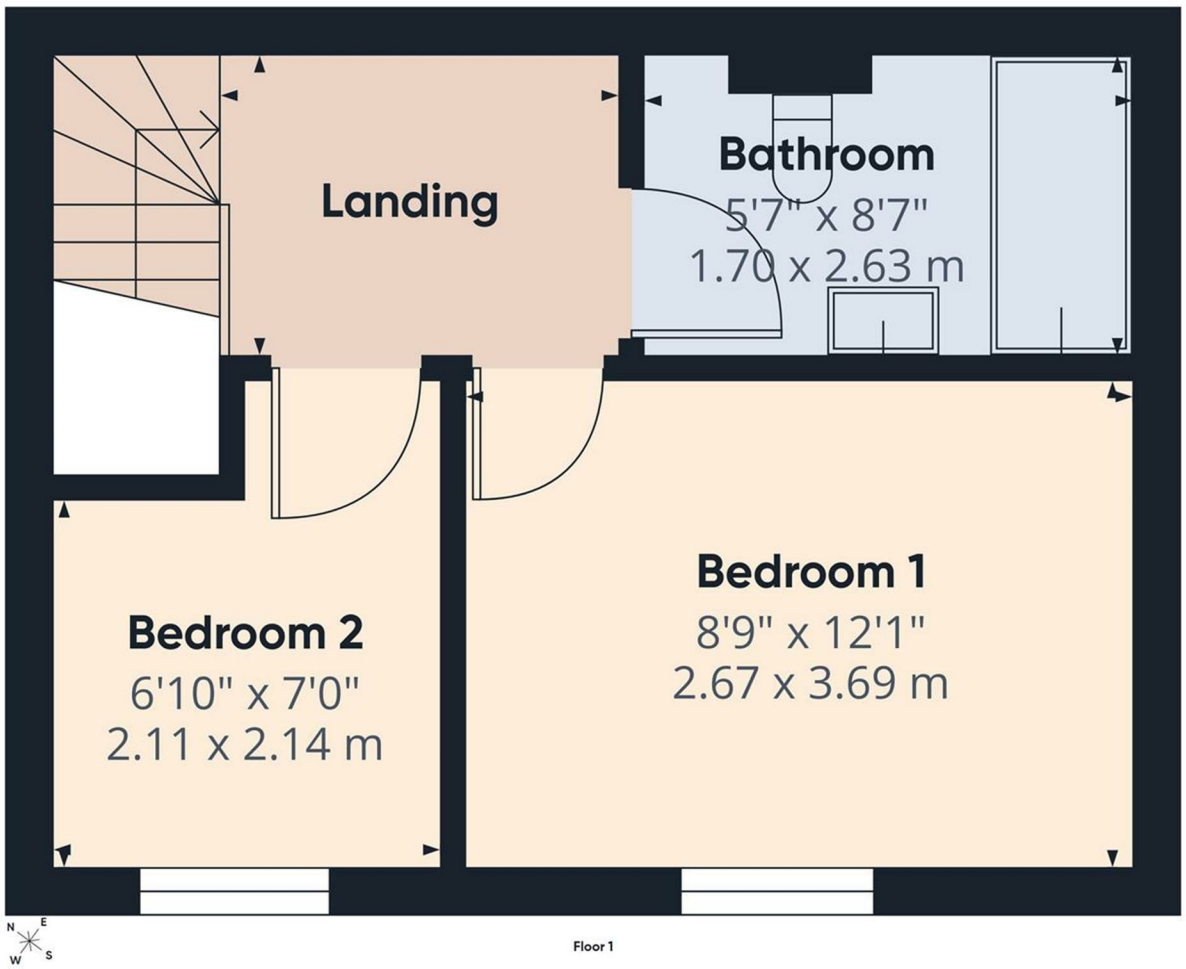
Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



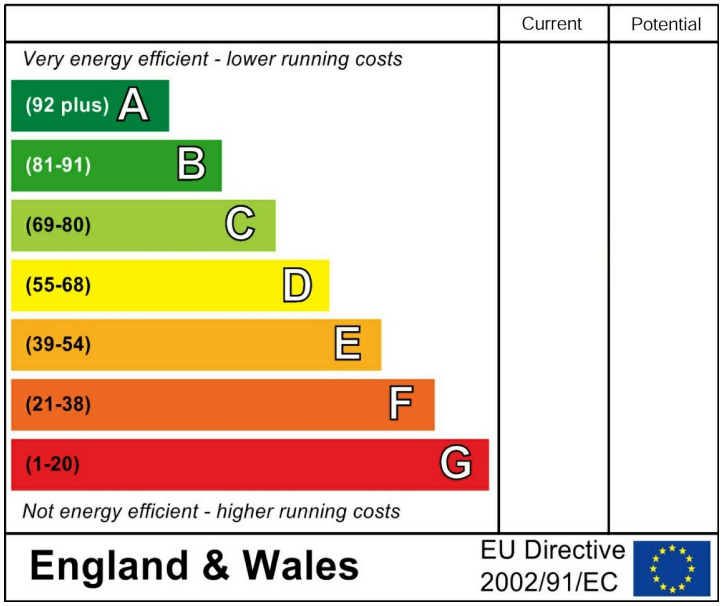
Approximate total area(1)
245 ft²
22.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

