

41, Langdale Road,  
Market Weighton, YO43 3DG  
£170,000



**\*\* OFFERING NO ONWARD CHAIN \*\*** Discover the potential of this three-bedroom semi-detached family home, perfectly positioned in a well-established and sought-after area, offering a true blank canvas ready for you to make your own. With all essentials functioning and move-in ready, the property features an entrance hall leading to a spacious sitting room through-diner and a fitted kitchen, while upstairs hosts three bedrooms and a white family bathroom. Outside, you'll find a lawned front garden with hedge boundaries, a driveway to a detached garage. The rear garden has a concrete-walled seating area, lawn, fence boundaries, and side gated access, ideal for creating your perfect outdoor retreat.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



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Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Radiator, stairs leading to the first floor.

#### SITTING ROOM

3.95m x 4.75m (12'11" x 15'7" )

Feature brick built open fire place, under stairs cupboard two radiators.

#### DINING AREA

2.63m x 2.72m (8'7" x 8'11" )

Radiator, patio doors leading to the rear garden.

#### KITCHEN

2.63m x 2.90m (8'7" x 9'6" )

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, extractor hood, plumbed for automatic washing machine, radiator.

### FIRST FLOOR ACCOMODATION

#### LANDING

Access to loft space.

#### BEDROOM ONE

3.27m x 3.09m (10'8" x 10'1" )

Radiator.

#### BEDROOM TWO

3.31m x 3.08m (10'10" x 10'1" )

Radiator.

#### BEDROOM THREE

2.26m x 2.58m (7'4" x 8'5" )

Radiator.

#### BATHROOM

2.63m x 2.90m (8'7" x 9'6" )

Three piece suite comprising panelled bath with

shower over and shower screen, low flush W.C., wash hand basin, tiled walls, chrome heated towel rail.

### OUTSIDE

The property benefits from a lawned front garden with hedge boundaries and a driveway leading to the detached garage. To the rear, there is a concrete-walled seating area that opens onto a lawned garden with fence boundaries and side gated access, offering a practical and secure outdoor space.

### GARAGE

Up and over door, power and light.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.



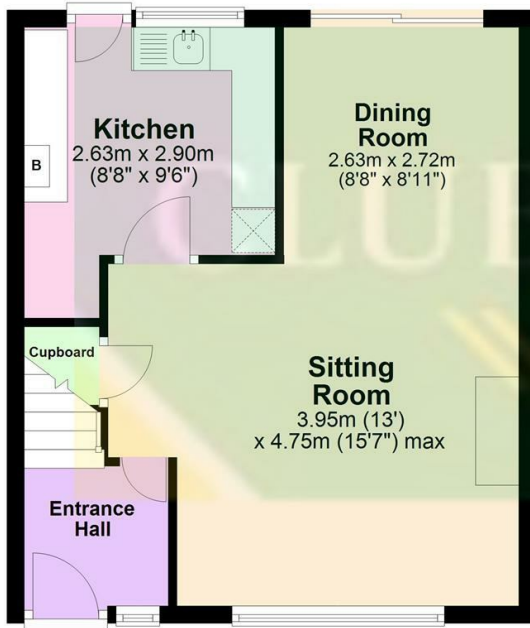
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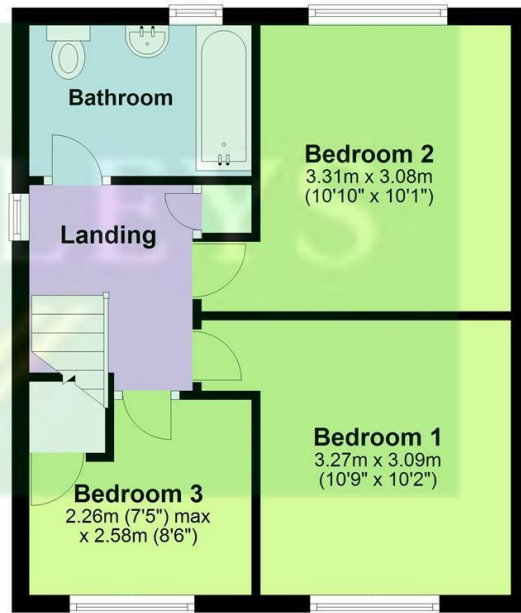
## Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

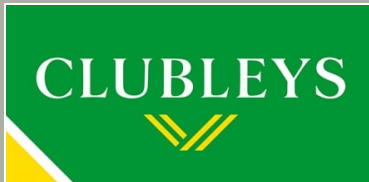
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	66	85
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.