



Gill Close, Market Weighton, York, East Yorkshire, YO43 3GH

- No Onward Chain • Close to local amenities • Kitchen/dining room • Spacious living room • Downstairs W.C • Three bedrooms • House bathroom • Enclosed rear garden • Two allocated parking spaces • EPC = C

Guide Price £199,950

A well-presented three bedroom terraced home, ideally positioned within the popular market town of Market Weighton, just a short walk from the High Street and its range of local amenities.

This attractive property offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize, combining practical living space with a convenient location and excellent transport links.

The ground floor comprises a welcoming entrance hallway, a spacious lounge with a pleasant front aspect, and a well-appointed kitchen/diner to the rear, offering ample storage and space for everyday dining. A useful ground floor W.C adds further convenience.

To the first floor, there are three bedrooms, including a generous principal bedroom, a second double bedroom, and a third room ideal as a nursery, home office or single bedroom. These are served by a modern family bathroom.

Externally, the property benefits from a low maintenance enclosed rear garden with fencing for privacy and a timber shed for storage. To the front, there is an open aspect with green space and a pleasant outlook. The property also benefits from two allocated parking spaces.

Situated within easy reach of Market Weighton's shops, cafes and amenities, and offering excellent connectivity to surrounding towns and cities, this home ticks all the boxes for convenient and comfortable living.





NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		78
(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	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	0	0
(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 [Edit Services](#)



Address: Gill Close, Market Weighton, York, East Yorkshire, YO43 3GH
Reference: 2675



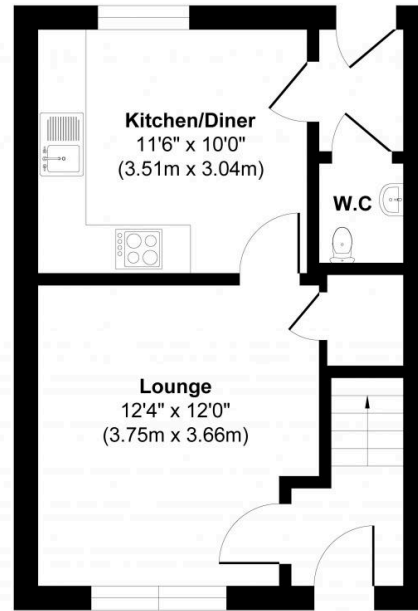
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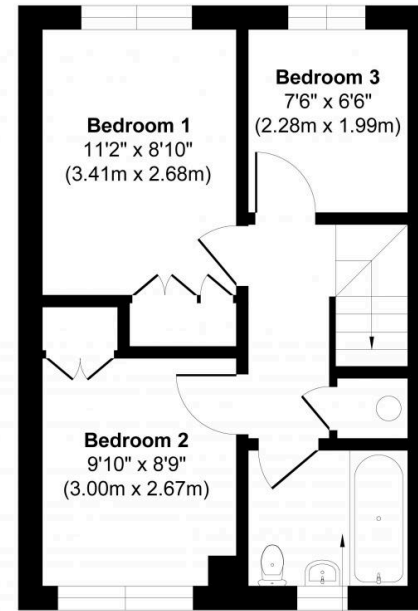
Offices in **York, Pocklington and Market Weighton**

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

Approx. Gross Internal Floor Area 682 sq. ft / 63.28 sq. m



Ground Floor
Approximate Floor Area
341 sq. ft
(31.64 sq. m)



First Floor
Approximate Floor Area
341 sq. ft
(31.64 sq. m)

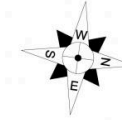


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