



ROB LETTS

exp^{UK}

Kings Court, Market Weighton

Guide Price £265,000

3 3 2



19 Kings Court is an immaculately presented three-storey home that has been thoughtfully improved to create a stylish, flexible and highly practical living space.

The real highlight is the superb rear extension, which has transformed the ground floor into a bright and welcoming living kitchen. With an excellent range of fitted units, integrated appliances, underfloor heating, two Velux windows and double-glazed doors opening onto the garden, it creates a fantastic space for everyday living and entertaining. Also on the ground floor are an entrance hall, W.C. and a converted garage, now offering a useful additional room that could serve as a home office, snug or playroom, while retaining the potential to be returned to garage use.

The first floor provides a generous lounge, family bathroom and double bedroom, while the second floor offers two further double bedrooms, both with en-suite shower rooms. The principal bedroom also benefits from a dressing area.

Outside, there is off-street parking to the front and a beautifully landscaped, low-maintenance rear garden with artificial lawn, side and rear access and a superb summer house.

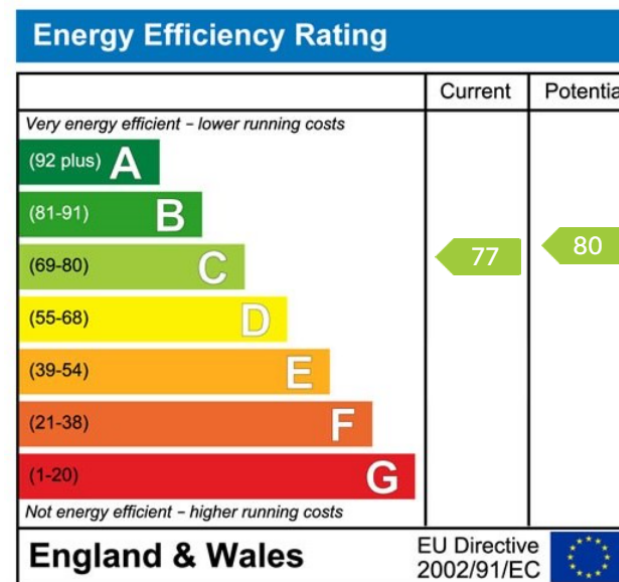
With an excellent finish throughout and no immediate work required, this is a genuine turn-key home.





TOTAL FLOOR AREA: 1422 sq.ft. (132.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are for information and do not guarantee as to their operability or efficiency can be given.
Made with Hexpop 12/20

- Rear extension creating a spacious living kitchen
- En-suite shower rooms to both top-floor bedrooms
- Separate first-floor lounge
- Beautifully landscaped, low-maintenance rear garden
- Off-street parking and attractive position overlooking the central green
- Three generous double bedrooms
- Principal bedroom with dressing area
- Converted garage providing further flexible living space
- Stunning summer house and private rear aspect
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

exp[®] UK



07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com