



Lister Gardens, Market Weighton, East Yorkshire, YO43 3SD

• No Onward Chain • Close to Market Weighton town centre and local amenities • Spacious living room • Open plan kitchen/diner • Downstairs W.C • Three good sized bedrooms • Modern family bathroom • Enclosed and private rear garden • Off street parking for two cars • EPC = B

Guide Price £249,950

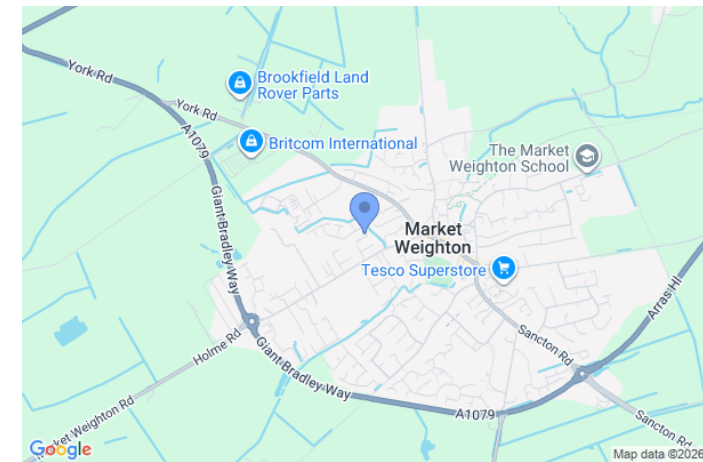
Occupying a pleasant position within a modern residential development in the highly regarded market town of Market Weighton, this beautifully maintained three-bedroom semi-detached home is presented in superb, turnkey condition, offering stylish accommodation that is ready to be enjoyed from day one.

The property opens into a welcoming entrance hall. To the front is a spacious lounge, flooded with natural light and providing an inviting space to relax, while the rear of the home is dedicated to a contemporary open-plan kitchen and dining area. Finished with sleek fitted units, integrated appliances and ample room for entertaining, the space is enhanced by French doors opening directly onto the enclosed rear garden. Downstairs is completed with a W.C.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second double and a versatile third bedroom, equally suited as a child's bedroom, home office or dressing room. A modern family bathroom, finished with quality fixtures and tasteful tiling, completes the internal accommodation.

Outside, the property benefits from two allocated parking spaces to the front, while the enclosed rear garden provides a private outdoor space with a paved seating area and lawn, perfect for both entertaining and everyday life.

Offering modern convenience, immaculate presentation and an excellent layout, this exceptional home is ideal for buyers seeking a property requiring no work, simply move in and make yourself at home.





NO ONWARD CHAIN



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C		
(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

Address: Lister Gardens, Market Weighton, East Yorkshire, YO43 3SD
Reference: 2806

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(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 C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



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

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Approx. Gross Internal Floor Area 858 sq. ft / 79.64 sq. m

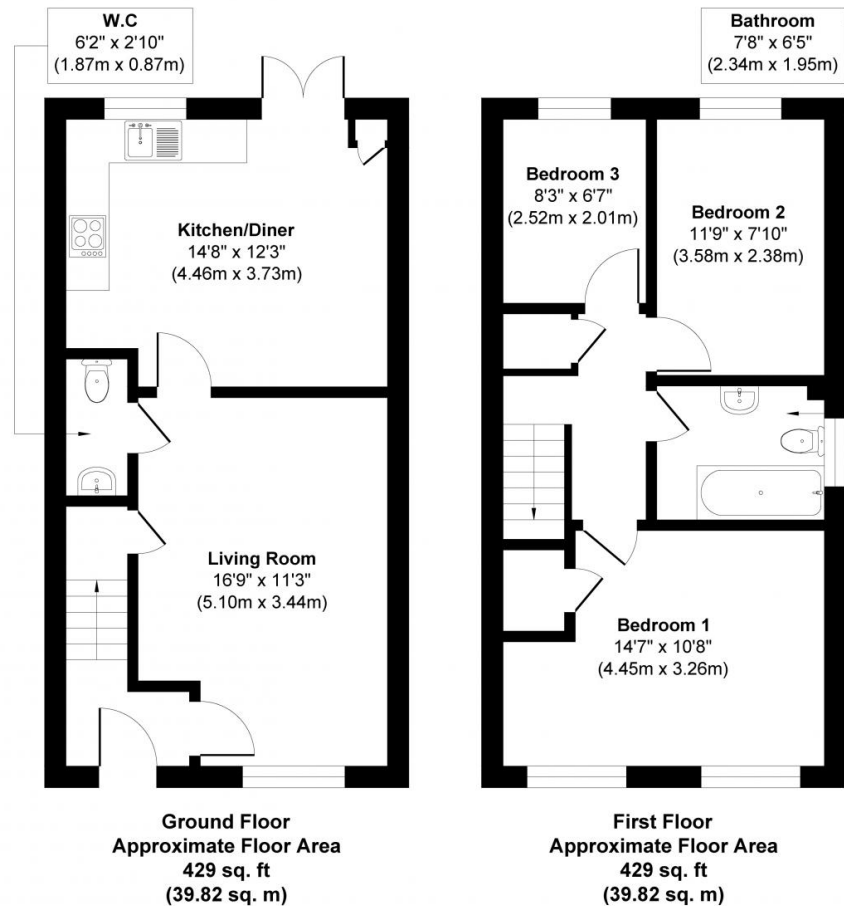


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