



Your Logo

# Butler Drive, Market Weighton

£170,000

2 1 1



RL0918 - If you're searching for a modern home you can simply unlock, unpack and enjoy – this beautifully presented two-bedroom semi-detached property on Butler Drive could be exactly what you've been waiting for.

Immaculately maintained and ready to move straight into, the accommodation is both practical and stylish. The ground floor offers a bright entrance hall with cloakroom, a sleek contemporary kitchen with a great range of wall and base units, gas hob and electric oven, and a well-proportioned sitting room to the rear with double doors opening onto the garden – creating a light, airy feel throughout.

Upstairs, you'll find two genuine double bedrooms – not box rooms – along with a modern family bathroom featuring a shower over bath and stylish tiling.

The rear garden backs onto the end of the street behind rather than another direct row of houses, it feels noticeably more open and private than many similar homes. The garden itself is fully enclosed with a paved patio and low-maintenance lawned garden – ideal for relaxing, pets, or children.

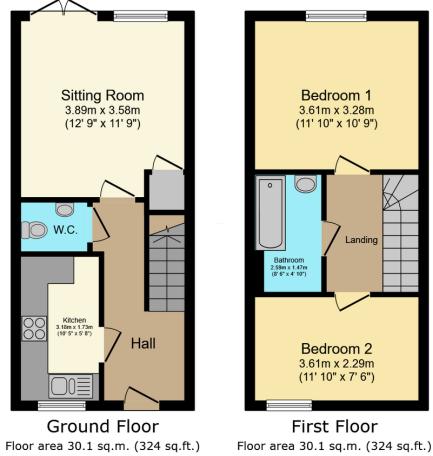
Further benefits include allocated parking, EPC rating B, and a small six-monthly service charge (£154.94) contributing to the upkeep of nearby green space.

Situated in the popular market town of Market Weighton, with local shops, cafés, schools and countryside walks close by, this home offers modern living in a well-connected and community-focused location.

Modern, efficient, and positioned with more privacy than most – this is a home designed for straightforward living. The only real question is... are you ready to make your next move simple?

Council Tax Band - B





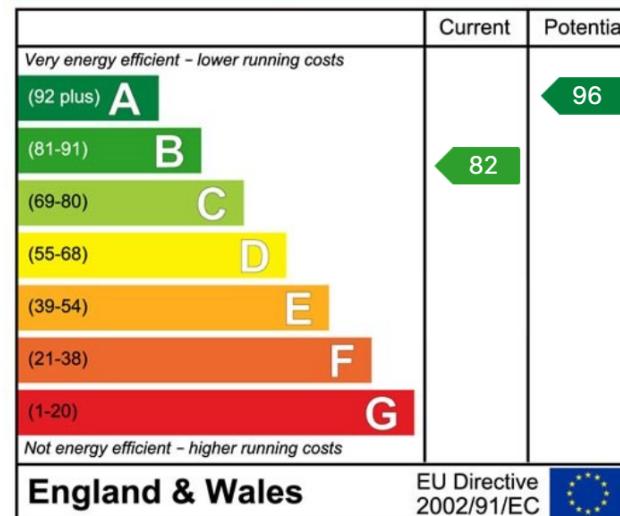
Total floor area: 60.3 sq.m. (649 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Modern two-bedroom semi-detached home
- Two genuine double bedrooms
- Contemporary fitted kitchen with gas hob & electric oven
- Bright sitting room with double doors to garden
- Downstairs cloakroom
- Modern family bathroom with shower over bath
- Fully enclosed, low-maintenance rear garden
- Garden backs onto end of street – increased privacy
- Allocated parking space
- When enquiring about this property, please quote code RL0918



### Energy Efficiency Rating



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