



RM
English
FOR SALE
01779 862018

RM
English

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

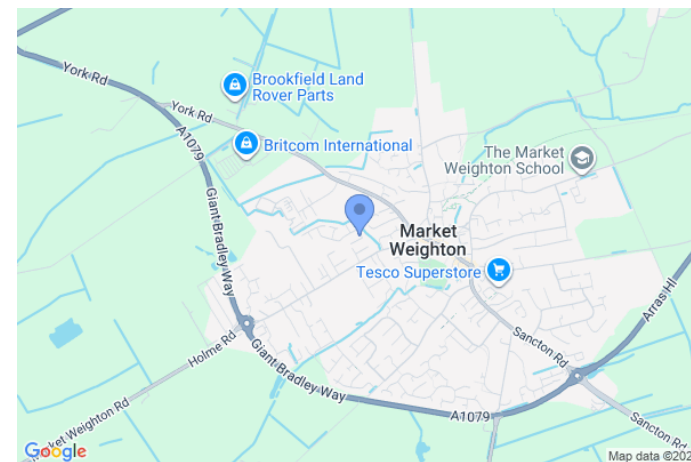
Beautifully presented throughout and ready for immediate occupation, this immaculate three-bedroom semi-detached home offers stylish, modern living in a sought-after residential development on the edge of the popular market town of Market Weighton. With two allocated parking spaces, a generous enclosed rear garden and well-proportioned accommodation, this is an ideal home for first-time buyers, young families or those looking to downsize without compromise.

The accommodation begins with a welcoming entrance hall. To the front of the property is a spacious and light-filled living room, providing an excellent space to relax, while to the rear is a contemporary kitchen/dining room fitted with a range of modern units, integrated appliances and ample space for family dining or entertaining. French doors open directly onto the rear patio, creating a seamless connection between the house and garden. Downstairs is completed by a useful W.C.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom, a further double bedroom and a versatile third bedroom, ideal as a nursery, home office or guest room. Completing the accommodation is a stylish family bathroom fitted with a modern white suite and contemporary tiling.

Outside, the property benefits from two off-street parking spaces to the front. To the rear is an enclosed garden, predominantly laid to lawn with a paved seating area, providing an excellent space for outdoor entertaining or family enjoyment.

Finished to an exceptional standard throughout, this turnkey home is ready for its next owners to simply unpack and enjoy.





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: 2736

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**

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

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

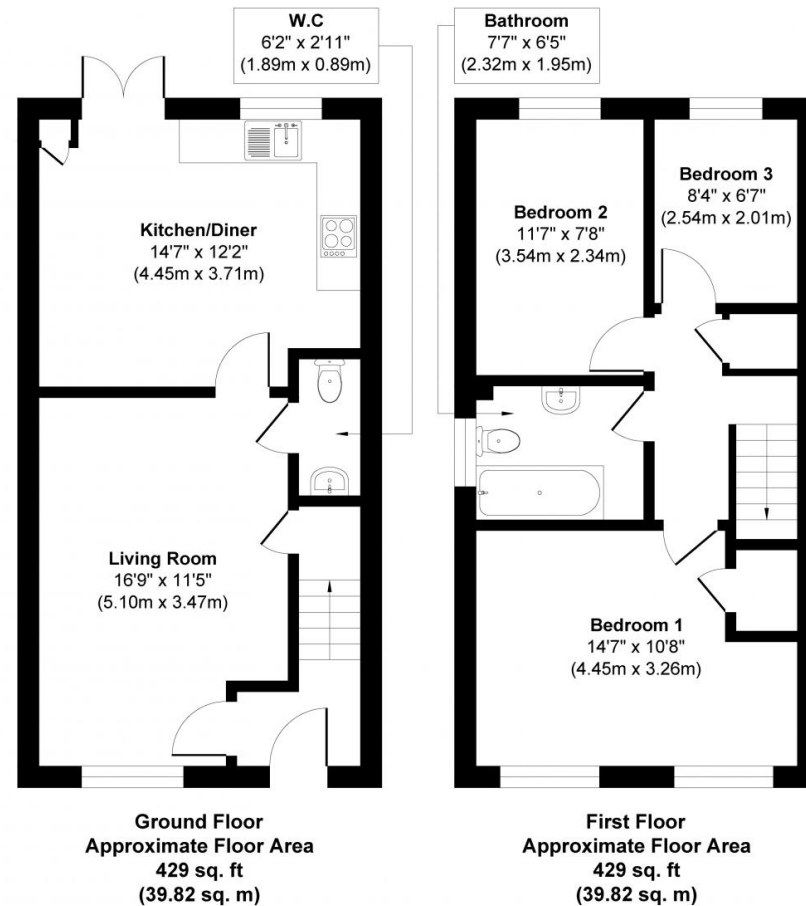


Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.