



**Northgate Grove, Market Weighton, York, YO43 3DX**

- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances & storage
- Dining room
- Living room with a modern gas fire
- Conservatory
- Three double bedrooms & a large single
- Two bedrooms with fitted storage & one with an en-suite
- Family bathroom
- Detached double garage, fully enclosed rear garden & a drive
- Perfectly located for quick access to schools
- EPC = D

## Guide Price £318,500

Northgate Grove is situated in Market Weighton, a charming market town that blends the peace of countryside living with useful connections and amenities. Lying approximately halfway between York and Hull, the town is tucked into the rolling landscapes of the Yorkshire Wolds, giving residents easy access to walking trails, beautiful views and a relaxed pace of life. Market Weighton has a friendly community, a good range of day-to-day facilities from independent shops, cafes and pubs to schools (two primary & one secondary), healthcare services and regular transport links.

This well-presented and spacious family home offers a versatile layout, ideal for modern living. The welcoming living room is centred around an attractive gas fire with a stone hearth and timber surround. A window to the front provides natural light, while timber double doors open into the bright and airy conservatory at the rear, which offers ample space and direct access to the garden, making it perfect for relaxing or entertaining.

The formal dining room comfortably accommodates a good-sized table and chairs. Positioned adjacent to the kitchen, it presents an excellent opportunity for creating an open-plan kitchen/diner by removing the dividing wall, should you wish to reconfigure the space.

The kitchen is well-equipped with two generous worktops, including one with a stainless steel sink and drainer, and a five-ring gas hob with an overhead extractor. Built-in appliances include two single ovens, a microwave, slimline dishwasher and a fridge/freezer. There is also space beneath one of the worktops for a washing machine and dryer. A convenient w/c is located just off the kitchen, while a door opens directly to the garden for added practicality.

Upstairs, there are three double bedrooms and a generously sized single. Two of the doubles feature built-in wardrobes and drawers, while the master bedroom benefits from its own en-suite shower room. The en-suite includes a shower enclosure, low-level w/c, hand basin with storage below, chrome heated towel rail, and a mirrored vanity unit.

The family bathroom is finished to a high standard, comprising bath with shower over, pedestal hand basin, low-level w/c, chrome heated towel rail and a mirrored vanity unit.

Externally, the rear garden is mainly laid to lawn with a patio seating area nestled in one corner ideal for outdoor dining or relaxing. A raised flower bed brings seasonal colour and a charming pond stocked with goldfish adds a peaceful, natural feature. A block-paved path with recessed lighting leads to the garage's side door and continues around to the front of the property, where the main driveway offers additional off-street parking.





**AN ATTRACTIVE FAMILY HOME IN THE HEART OF MARKET WEIGHTON**



**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		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(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 <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 2457



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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 1193 sq. ft / 110.80 sq. m**  
**Garage 311 sq. ft / 28.89 sq. m**  
**Total 1504 sq. ft / 139.69 sq. m**

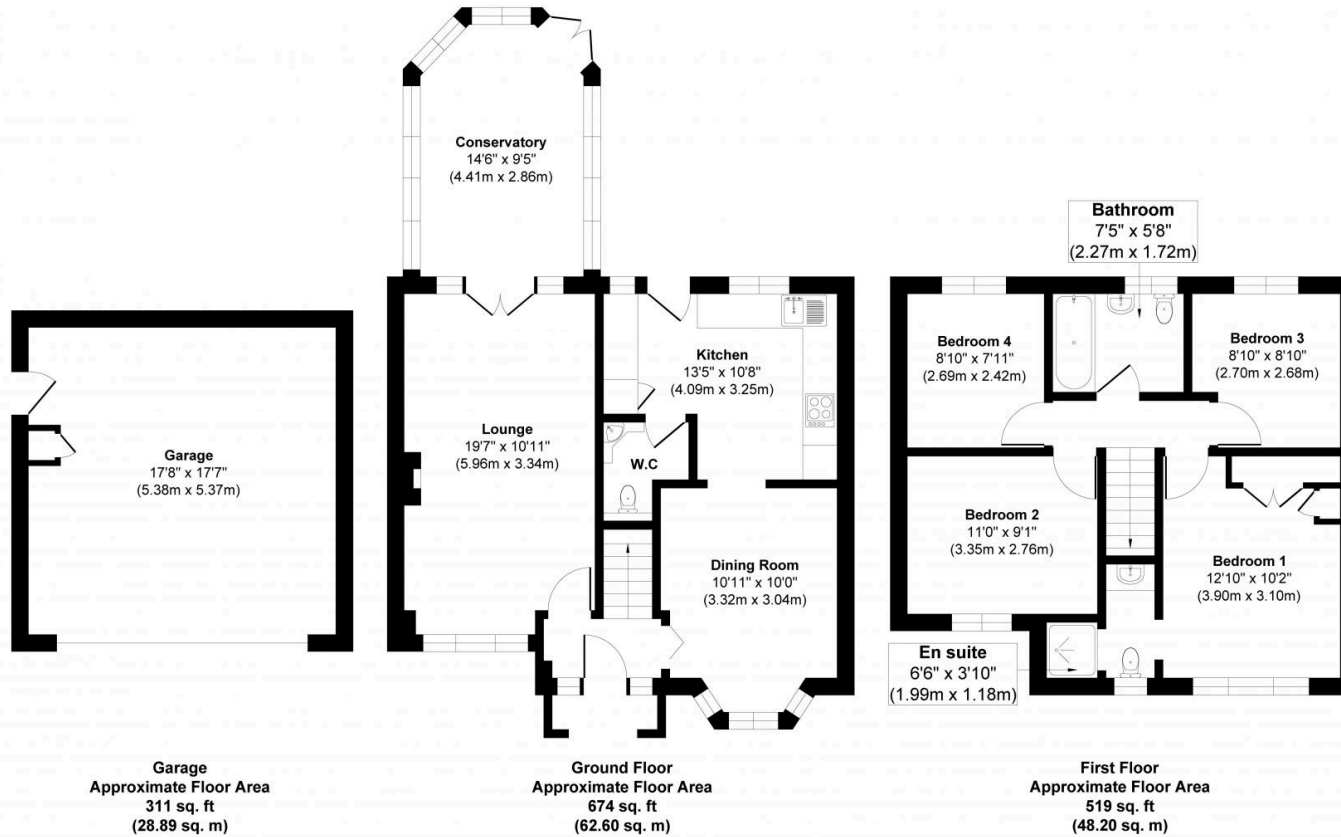
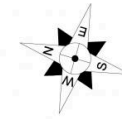


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