



## Constable Close

York, YO43 3GZ

- Two Bedrooms
- Stylish Throughout
- Private Driveway & EV Charger
- Quiet Residential Area
- Semi-Detached Home
- Downstairs WC
- Perfect for First Time Buyers
- Viewing Highly Recommended

Offers in excess of £210,000





This well-presented two-bedroom semi-detached home is situated in the popular residential area of Constable Close, Market Weighton. Offering a fresh and contemporary feel throughout, with neutral decor that provides the perfect blank canvas for a range of buyers.

The ground floor briefly comprises a welcoming entrance hall, a bright and comfortable living space and convenient downstairs WC. To the rear, a modern kitchen/diner overlooks the garden, offering an ideal space for both everyday living and entertaining.

Upstairs, the property features two well-proportioned bedrooms along with a stylish family bathroom.

Externally, the home benefits from a private driveway providing off-street parking for two vehicles, along with an electric vehicle charging port. To the rear is a private garden, complete with side gate access, making it both practical and secure.

This attractive home would be ideal for first-time buyers, downsizers, or investors seeking a property in a sought-after location close to local amenities.

Viewing highly recommended.



### Entrance Hall

A welcoming entrance hall providing access to the main living areas, with stairs leading to the first floor.

### Lounge

9'11" x 14'2"

A bright and comfortable living space, neutrally decorated and ideal for relaxing or entertaining. With ample natural light provided by two windows, soft carpet flooring, radiator and a small storage cupboard.

### Kitchen / Diner

13'0" x 12'2"

This lovely kitchen diner is a bright, spacious area with an abundance of natural light from a window and bi-fold doors leading out to the rear garden. It features shaker style wall and base units, integrated appliances, and a light-toned tiled floor that enhances the airy feel. With a radiator and door leading to the WC.

### W.C.

Neatly designed with practical tiled walls and floor in neutral shades. Featuring a modern WC and a small wall mounted hand wash basin, making it a convenient and unobtrusive addition to the ground floor accommodation.

### Bedroom 1

9'11" x 11'6"

A well-proportioned double bedroom, finished in neutral tones with a large and small window allowing natural daylight. With soft carpet flooring, radiator and storage cupboard.

### Bedroom 2

13'1" x 8'9"

A bright and airy room with two windows facing the rear aspect, featuring neutral tones, radiator and a soft carpet underfoot.

### Bathroom

6'4" x 5'10"

Stylish and sleek family bathroom, comprising a bath with shower over, a wall-mounted hand wash basin with vanity units beneath, and a WC. The walls and floors are tiled in light neutral shades, with a small frosted window providing natural light while maintaining privacy. A heated towel rail completes this fresh and practical bathroom space.

### Rear Garden

The rear garden is a well-maintained, enclosed outdoor space featuring a lawn area and a paved patio that offers an ideal seating or BBQ spot. It is bordered by fencing for privacy and includes a garden shed for storage. This pleasant garden is perfect for outdoor relaxation and entertaining in a sunny setting.

### Front External

Externally, the property benefits from a paved private driveway with an ev charging port and side access via a passageway and gate to the rear garden.

### Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### Money Laundering Regulations

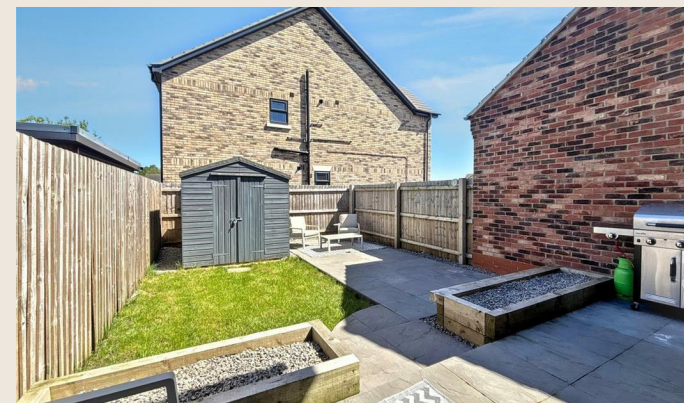
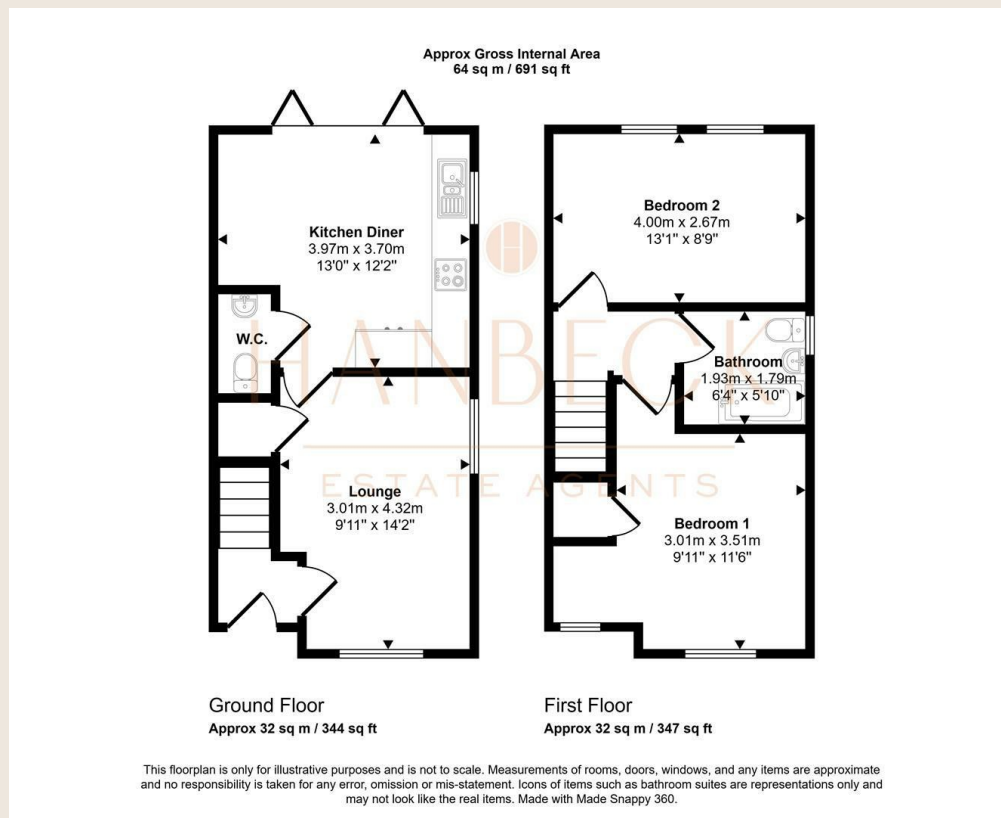
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **East Riding of Yorkshire**  
Council Tax Band **B**  
EPC Rating **B**



### Hull Office

929 Spring Bank West, Hull, East  
Yorkshire, HU5 5BE

### Contact

01482 680850  
info@hanbecks.co.uk  
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.