



Finkle Street, Market Weighton, YO43 3JL

• No Onward Chain • A stunning Georgian Grade II listed family home • Two reception rooms, one with a log burner and one with an open fire • Good sized kitchen with a range of appliances • Utility room with a w/c • Four double bedrooms, one with an ensuite shower room • Family bathroom • Low maintenance rear garden • Parking at the rear with electric gates • EPC = D

Guide Price £345,000

Located on Finkle Street, in the historic old town quarter of Market Weighton, is this beautifully presented and imposing Grade II listed Georgian family home. The current vendor has recently spent a lot of time, effort and money sympathetically modernising the property whilst retaining its original features. It is very rare that houses with such character and charm come to the market, so an early viewing is highly recommended to avoid missing out on this wonderful opportunity.

On entering the property from Finkle Street you find yourself in a spacious living area with an impressive exposed brick fire place and a log burner at its centre. To either side of the fire are timber cupboards, perfect if you require storage. There is solid wood flooring within this room which also continues through into the kitchen. The main living room can be found to the right hand side of the front door. Again this room has a fire place at its centre with a tiled hearth, timber surround and storage cupboards to either side. New carpet has been laid to create a warm and cosy feel for the colder winter months. Both reception rooms are painted in Farrow & Ball's Old White.

At the rear of the house is a large farmhouse-style kitchen, with units and walls in Farrow & Ball's Purbeck Stone (grey). The L shaped worktop incorporates a sink with drainer, a brand new Lamona four ring gas hob, a range of storage cupboards which have under unit lighting, a glass display cabinet and a wine rack. In addition there is a Lamona oven, dishwasher, fridge/freezer (all new) and an Ideal Logic boiler. Due to the size of the kitchen there is more than enough space for a good sized breakfast table and chairs. Adjacent to the kitchen at the base of the staircase you will find a small utility room with a small worktop that incorporates a sink, space below for white goods and a low level w/c. There is a storage cupboard beneath the stairs in the hallway and single door that opens to the rear garden.

Moving up the stairs to the first floor you will find three good sized double bedrooms. The biggest of the three has roof lights which allows natural light to enter, whilst the other two have cast iron feature fireplaces. There is family bathroom comprising of bath with shower over, pedestal hand basin and w/c. On the second floor there is a good sized bedroom with dual aspect windows and an en-suite comprising of a bath with shower over, hand basin and w/c. All bedrooms, hall, stairs and landing are painted in Farrow & Ball's Tallow (cream) and have new matching fitted carpets.

Externally there is low maintenance rear garden at the rear and a large patio seating area adjacent to the house. The property benefits from its own, off street, gravelled parking area for two cars, accessible via electric gates leading from The Archway at the rear. The current vendors have just installed a lovely summerhouse (outdoor office), so if you like to sit outside and enjoy the sun in the summer months then this will certainly appeal.

The property is offered to the market with No Onward Chain.

Location

The town of Market Weighton is situated approx. 6 miles from the market town of Pocklington, and 18 miles from the cities of York and Hull.

The nearest railway station is Gilberdyke at 8 miles, with the market town of Howden and M62 being 13 miles, Humberside Airport 30 miles, and Doncaster Airport 37 miles.

There is a good range of shops including Tesco's, doctor's surgery, churches, schools for all age groups and all within walking distance. (All mileages are approximate.)

Proceed along the Market Weighton High Street towards the Red Lion public house and take the first left onto Finkle Street. The property can be found on the left hand side and can be identified by our For Sale board.





A STUNNING PERIOD PROPERTY WITH CHARACTER AND CHARM



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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	84

Environmental Impact (CO ₂) Ra		0	0
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	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: 9 Finkle Court, Market Weighton, YO43 3JL
Reference: 730



rmenglish.co.uk

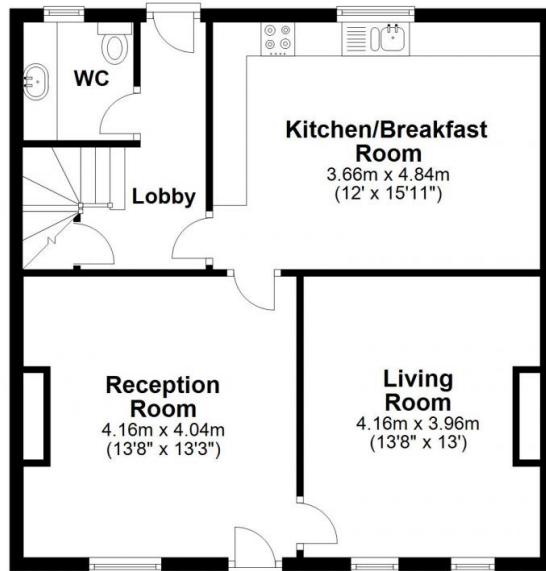


Offices in York, Pocklington and Market Weighton

R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900

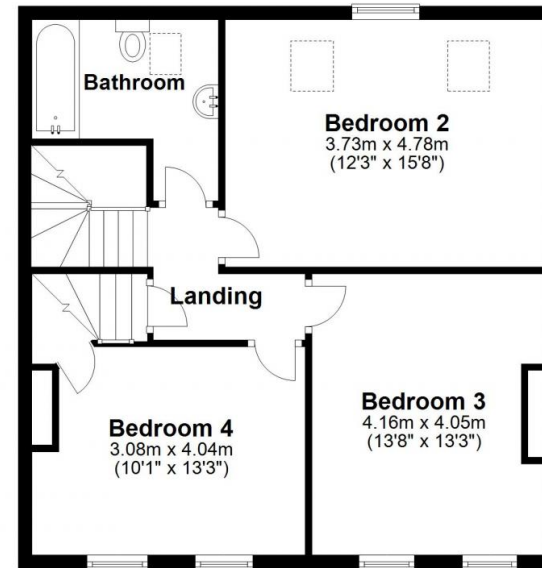
Ground Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



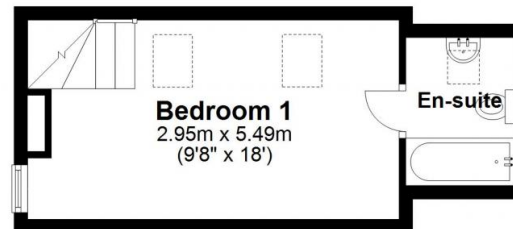
First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Second Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



Total area: approx. 141.0 sq. metres (1518.1 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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.