



**29 Langdale Road, Market Weighton, York, North Yorkshire, YO43 3DF**

- Entrance hall • Lounge with through diner • Kitchen • Rear uPVC porch • Three bedrooms • Shower room with separate WC • Gas central heating and uPVC double glazing • Front garden and separate rear garden • Single garage • No Onward Chain & EPC Rating = D

## Guide Price £182,000

A lovely three bedroom semi detached house located close to the town centre and its amenities. A uPVC entrance porch leads into the entrance hall with door into the lounge. The lounge is dual aspect and benefits from a coal effect gas fire and surround, through the archway is the dining area with a door leading out onto the patio. The kitchen has a range of wall and base units with contrasting work surfaces, freestanding Hotpoint electric oven with gas hob and extractor hood over, under counter fridge, stainless steel sink unit, serving hatch to the dining area and a good sized pantry.

Leading off from the kitchen is the uPVC porch which has been plumbed for a washing machine and dishwasher.

To the first floor, there are two double bedrooms with built in wardrobes and a single bedroom with built in cupboard with shelving. A shower room and separate WC complete the first floor.

Outside the rear garden is mainly laid to lawn with shrub borders and patio area, timber shed and a single garage. The front is mainly laid to lawn with path leading to the front porch.

The property benefits from uPVC double glazing and gas central heating and is offered 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 and schools for all age groups. (All mileages are approximate.)

Directions from the A1079 turn onto Sancton Road, then take the second turn right onto Langdale Road, the property can be found on the left hand side and can be identified by our for sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	84

Address: Langdale Road, Market Weighton, York, North Yorkshire, YO43 3DF  
Reference: 807

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains Services

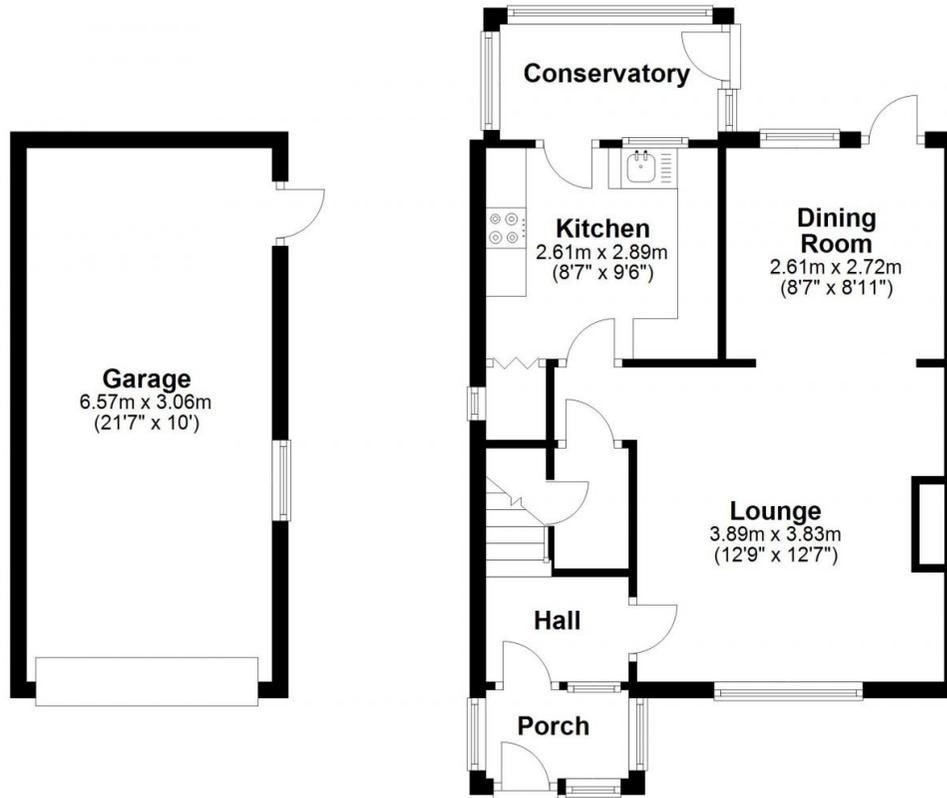


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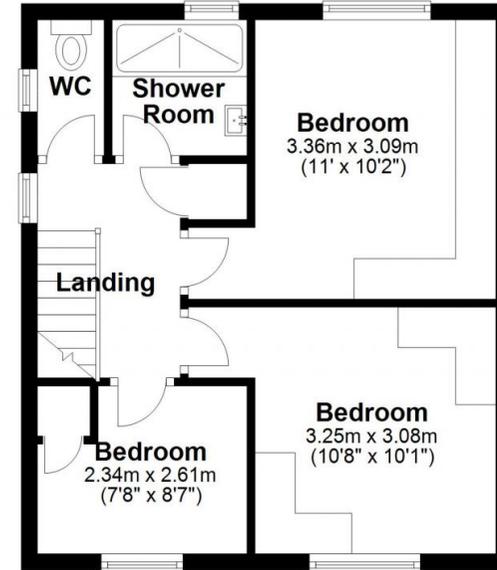
### Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 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.

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