



3 Birch Close, Market Weighton, YO43 3FQ

- Modern detached house • Entrance hall • Cloakroom • Lounge • Dining kitchen & utility • Orangery • Four bedrooms, master having en suite • Family bathroom • Integral garage, front and rear gardens • uPVC double glazing and gas central heating EPC = B

Guide Price £357,000

This four-bedroom detached house offers immaculate living accommodation, which is not overlooked to the front.

The front door opens through to a spacious entrance hall which leads to a cloakroom offering a WC and a vanity hand basin.

A sitting room is located to the front of the property with bay window allowing light to flood in.

The hub of the house is the dining kitchen with doors into the orangery. The orangery benefits from having air conditioning which makes it a very comfortable room to sit in during the warm summer months. The kitchen area has modern fitted wall and base units with integral appliances including a Zanussi fridge freezer, oven, gas hob and a dishwasher. Off the kitchen is the utility room with integral appliances and a rear entrance door with the floor tiles continuing from the kitchen.

The first-floor accommodation comprises of a master bedroom with an en suite, a further three bedrooms (one of which is currently used as a home office) and a family bathroom.

Outside there is an integral garage with an electric remote operated door, power, and lighting. Lawned front garden and path leading to the front door.

The rear garden is mainly laid to lawn with borders of mature plants and shrubs.

This beautiful family home certainly deserves closer inspection to appreciate the many qualities on offer.

AGENTS NOTE: There is a Biannual service charge for the green space area maintenance, we have been informed the charge from January 2023-June 2023 was £80.00 approximately

Location

From Pocklington

Join the A1079 heading towards Hull until you reach Market Weighton. Take your first turning into the town and head to the roundabout next to the Red Lion public house. Turn right and then take your next immediate right onto Hawling Road. Take the third turning right onto Wicstun Way and follow this road, you will find a play park on the right hand side, instead of following the road round to the left, proceed straight ahead onto Birch Close and No 3 is located at the top left and can be identified by our for sale board.





Immaculate detached house



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		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	84	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains Services



Address: 3 Birch Close, Market Weighton, YO43 3FQ
Reference: 1546



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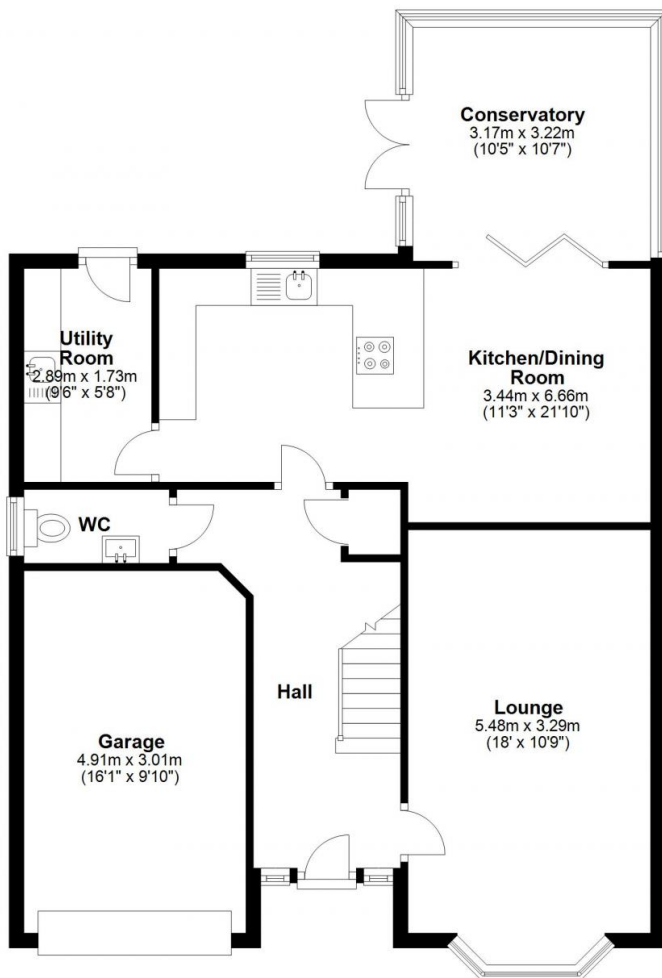


Offices in York, Pocklington and Market Weighton

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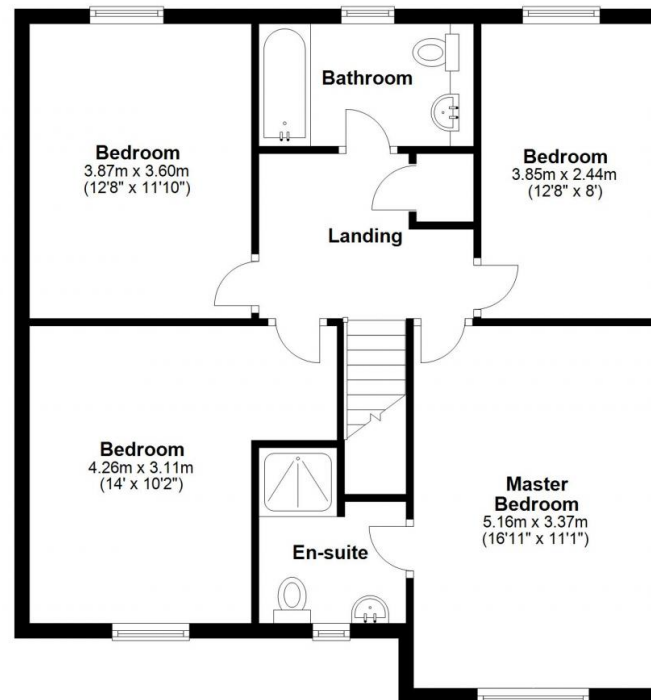
Ground Floor

Approx. 85.4 sq. metres (918.7 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 156.4 sq. metres (1684.0 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.

3 Birch Close

Disclaimer

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