



Jolin, Skelton Crescent, Market Weighton, YO43 3EB

- Two bedroom detached bungalow • Beautifully presented throughout • Kitchen/Diner • Spacious living room • Two good sized double bedrooms • Modern family bathroom • Integral garage and store • Enclosed rear garden • Off street parking • EPC = D

Guide Price £225,000

If you are a first time buyer, investor or someone looking to downsize then look no further as this beautifully maintained two bedroom detached bungalow may just be for you. Located in the popular market town of Market Weighton only a short walk from the high street and all of its amenities, this property is sure to attract interest, so an early viewing is highly recommended.

As you enter the property you find yourself in a spacious hallway with a storage cupboard to your right, an ideal space for storing coats and shoes. Two good sized double bedrooms follow as well as a modern family bathroom comprising a walk in shower, bathtub, hand basin with vanity unit below and storage above, as well as a low level w/c.

At the end of the hall is a spacious and bright living room with a fireplace to its centre. The kitchen lies adjacent. A U-shaped worktop with ample storage above and below comprises a one and a half bowl ceramic sink with drainer, induction hob, electric oven and grill and space for a washing machine and a slimline dishwasher. Additionally, there is room for a dining table and chairs as well as a large fridge freezer.

Externally, there is a private, enclosed rear garden and off street parking to the front of the property. Access to the garden is available via both the front of the property and the kitchen. Additionally, the loft is partially boarded providing an ideal space for storage and can be accessed via a drop down ladder.





ENCLOSED REAR GARDEN



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
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 C

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address:
Reference: 1876



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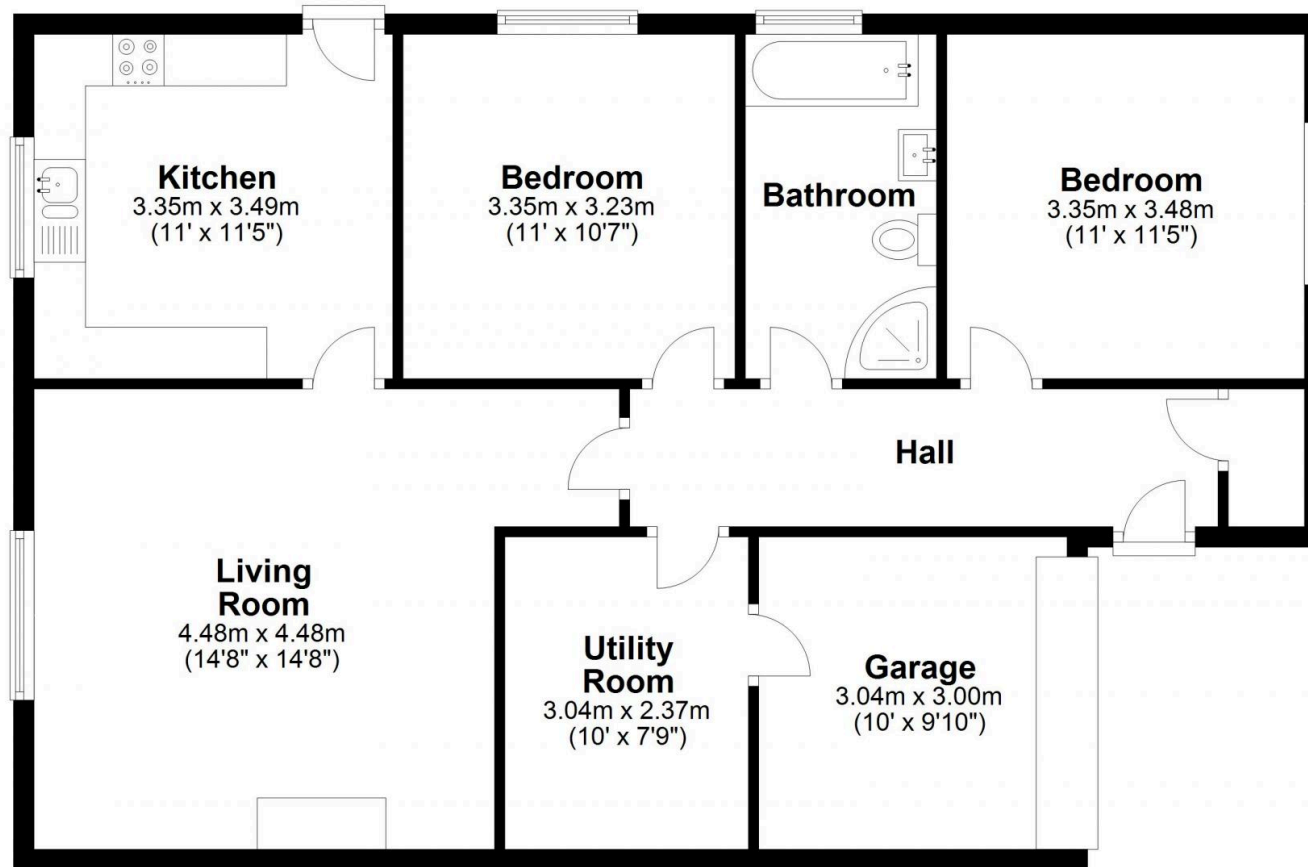


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 99.7 sq. metres (1073.2 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Jolin

Disclaimer

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