



30 Northgate Vale, Market Weighton, York, YO43 3EA

• Spacious semi detached house • Entrance hall • Lounge through to dining area • Sun room • Kitchen • Rear entrance with shower room off and door to garage • Three bedrooms • Family bathroom • Parking for several cars, enclosed rear garden • EPC rating = C

Guide Price £245,000

Located in an established residential area of Market Weighton, this three bedroom semi detached house has many attributes, and an early viewing is recommended to see for yourself the potential it has to offer.

On approach to the house there is a large, block paved driveway which provides off street parking for several vehicles and leads to the garage door and path to the front entrance door.

The front door opens to the hallway with a door off to the living room. The living room has a coal effect gas fire in a modern surround. This open plan room leads onto an area where you could have a dining table and beyond this a lovely large sun room leading out to the rear hallway and garden beyond.

Off the rear hallway is a shower room with a modern corner shower enclosure, push button WC and hand basin in vanity unit to provide storage. There is also an integral door to the garage/workshop.

The modern kitchen offers a range of wall and base units with contrasting worksurfaces, an integral Hotpoint electric oven, four ring gas hob with extractor hood over, an integral Neff dishwasher, sink unit and large understairs storage cupboard with power and lighting to store any additional electrical items.

To the first floor are three bedrooms, two of which are good sized doubles both with fitted wardrobes, providing an abundance of storage, and the third is a single that could also be used as a home office. There is a family bathroom with panelled bath and mains fed shower over bath, pedestal hand basin, push button WC and part tiled walls.

Externally the large driveway has borders of plants and shrubs to one side. The large garage with workshop area provides an opportunity for a variety of uses, above the garage space is a large room with window to the rear, currently accessed via an extending ladder but stairs could be fitted with ease, this could be a hobby room, home office, or perhaps another room to relax in.

The rear garden has artificial grass to one side, making it very low maintenance, a patio seating area and step down to a lower area with a range of plants and shrubs bringing a lovely array of colour to the garden.

Northgate Vale is conveniently located close to the medical centre, a private dentist practice is located just behind the garden and as such makes the garden of this house very private. There are bus stops at the top of the road providing access to York and Beverley and beyond.

The property benefits from uPVC double glazing, gas central heating and an early viewing is recommended.





Spacious semi detached house with large garage and workshop area



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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 B

Local Authority East Riding of Yorkshire Council

Services All mains Services



Address: Northgate Vale, Market Weighton, York, North Yorkshire, YO43 3EA
Reference: 1561

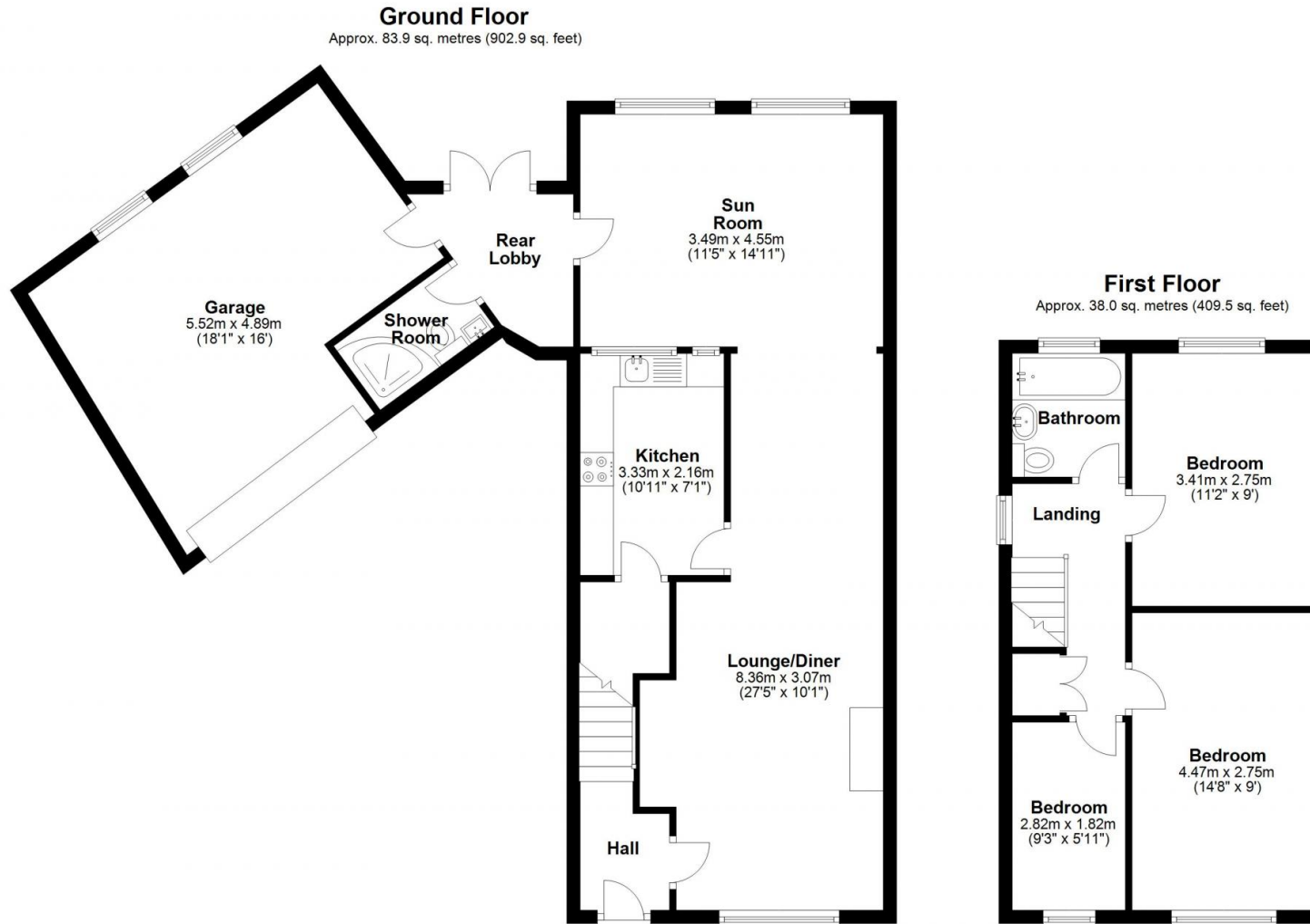


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Total area: approx. 121.9 sq. metres (1312.4 sq. feet)

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

30 Northgate Vale

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