



16 Medforth Street, Market Weighton, YO43 3FF

- Located close to local amenities
- Spacious three bedroom detached home
- Open plan kitchen/diner with adjacent utility room
- Large living room
- Master bedroom with en suite
- Two additional double bedrooms
- Modern family bathroom
- Enclosed south facing rear garden with patio seating area
- Off street parking
- EPC = C

Guide Price £275,000

Located in the popular and well serviced market town of Market Weighton sits this well maintained three bedroom detached house. Spacious and modern throughout, this property is ideal for a variety of buyers so an early viewing is advised to fully appreciate all that it has to offer.

As you enter the property you find yourself in an open hallway with two large storage cupboards, perfect for storing coats, shoes and general household items.

An open plan kitchen diner follows. There are two worktops with ample storage above and below, one incorporates a four ring gas hob and an electric oven with the other housing a stainless steel sink with drainer. There is also plenty of space in this room for a good sized dining table and chairs. Adjacent is the utility room which provides more storage above and below an additional worktop as well as space for multiple white goods. Access to outside is also available from here.

The large living room is the perfect space for entertaining or relaxing. Two sets of double doors open outside onto a patio seating and provide an abundance of natural light.

A downstairs w/c comprising a low level w/c and a hand basin completes the ground floor.

Upstairs there are three double bedrooms situated around a spacious landing where there is also an airing cupboard providing additional storage. The master bedroom benefits from built in wardrobes and an en suite comprising a walk in shower, hand basin, w/c and heated towel rail. The family bathroom completes this property's internals and comprises a bath, hand basin, w/c and heated towel rail.

Externally the enclosed south facing garden offers the perfect place to entertain and enjoy the warmer summer months. There is a patio seating area, timber shed and timber arbour, as well as a designated area for storing bins. Access to the front of the property is available from here which provides off street parking for one car.





ENCLOSED SOUTH FACING 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			
		79	89

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 D

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address:
Reference: 2007



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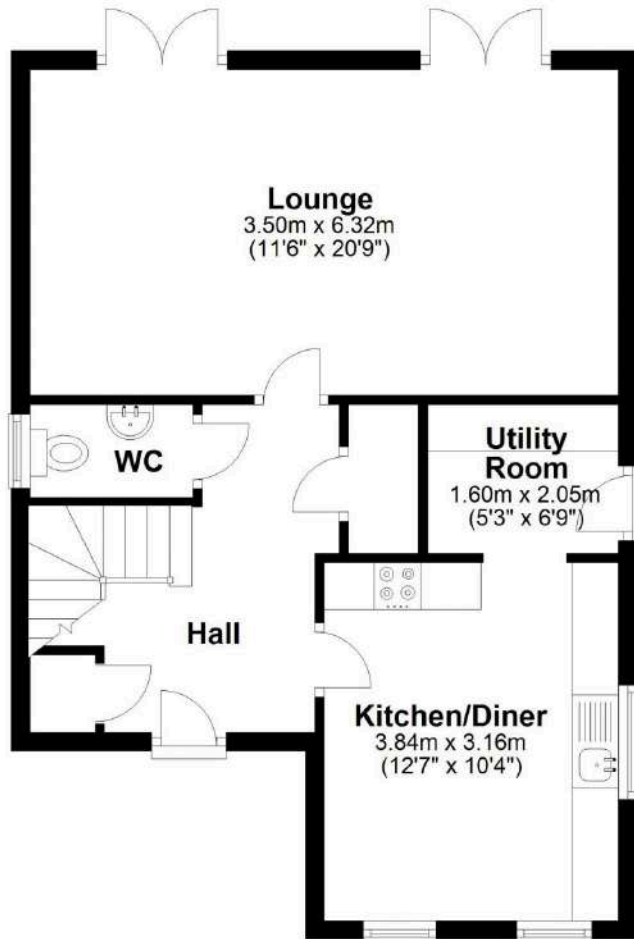


Offices in York, Pocklington and Market Weighton

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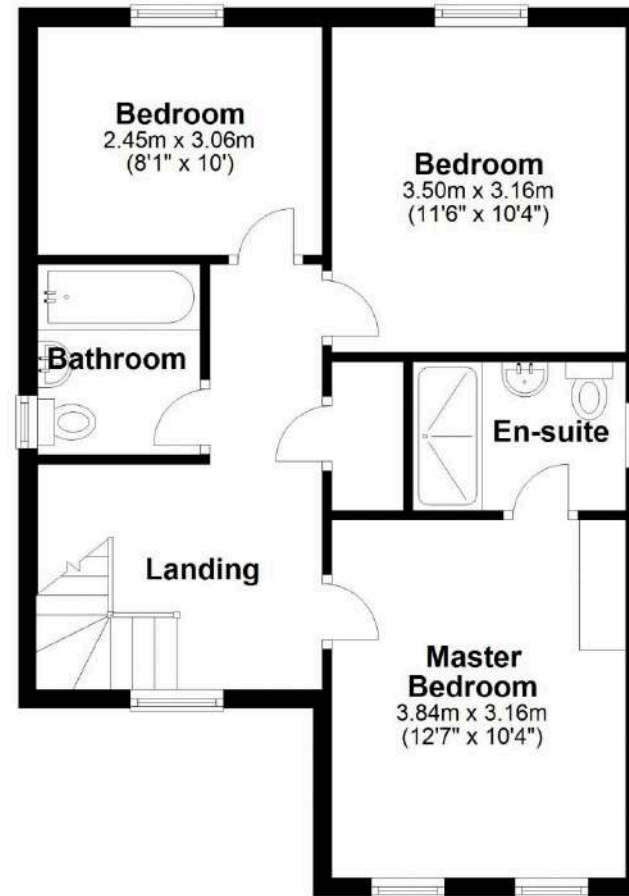
Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

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

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