



Londesborough Road, Market Weighton, York, YO43 3HN

- A beautifully presented family home in a highly desirable location
- Living room with gas fire
- Dining room
- Kitchen with two worktops and space for a variety of white goods
- Two ground floor bedrooms, one of which is being used as a snug
- Garden room and cloakroom
- Two double bedrooms to the first floor, one with fitted wardrobes
- Family bathroom
- Fully enclosed rear garden
- Garage with further off street parking on the drive
- EPC = E

Guide Price £299,950

This deceptively spacious family home is located on Londesborough Road, one of Market Weighton's most desirable residential areas. The property boasts versatile living accommodation, which is primarily on the ground floor, a large rear garden which has been beautifully maintained, a garage and off-street parking. Properties on this road rarely come to the market so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see stairs rising to the first floor, a door on the left to the living room and a door on the right that provides access to the cloakroom with a w/c. The living room has a gas fire at its centre which has a stone hearth and timber surround, a lovely addition especially in the colder winter months. The dining room is beyond and provides more than enough space for a good-sized table with chairs. A wall separates the dining room and kitchen, so if you like the idea of an open plan kitchen/diner then there is potential for this to be removed.

The kitchen has been fitted with two worktops, one incorporates a stainless-steel sink with drainer and a four-ring gas hob, whilst the other is used for food preparation. There is an integrated oven to one side and space for additional white goods. In addition, there are various storage cupboards and a single door that provides access to the side path.

There are two ground floor double bedrooms, one with double doors that open out to the garden, the other has a single door that provides access to the garden room. The second bedroom is currently being used as a snug but could be used as a home office or playroom. To the first floor there are two further double bedrooms, one of which has been fitted with a full wall of wardrobes. Between the two bedrooms you will find a good sized storage cupboard and a family bathroom comprising bath with shower over, low level w/c and pedestal hand basin.

Externally the rear garden has been designed with low maintenance in mind. There are two patios, one at either end of the garden, two feature gravelled areas, two raised beds, a lawn that runs through the centre, a greenhouse and various mature shrubs. The garden is fully enclosed by a timber fence. To the front of the of the property there is off street parking for multiple cars and single garage.





A DECEPTIVELY SPACIOUS FAMILY HOME WITH A LARGE 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			
		44	77

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

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Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1777



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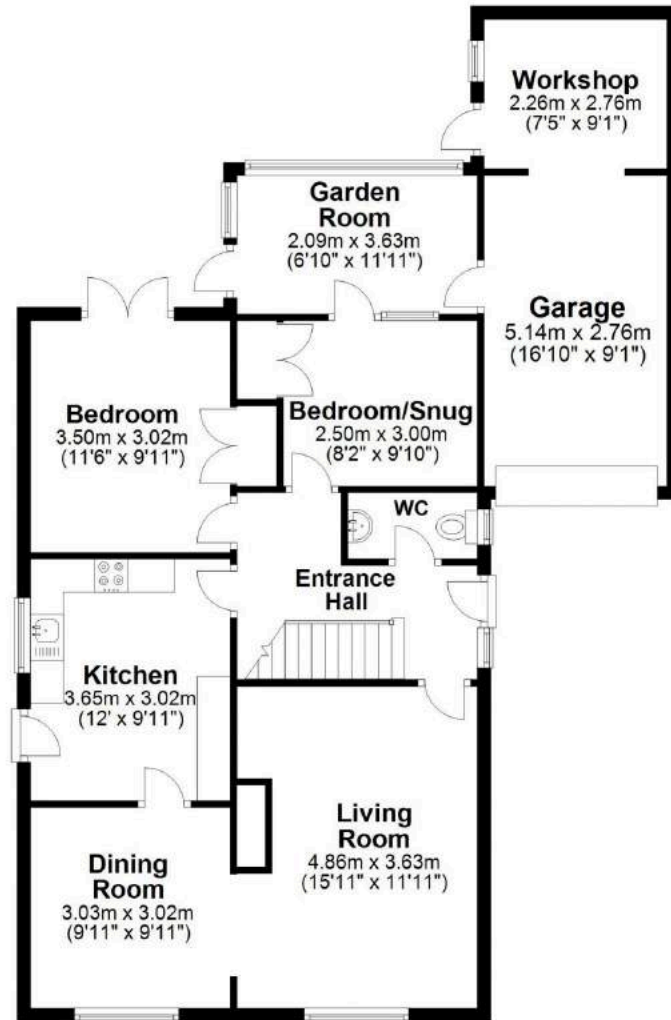


Offices in York, Pocklington and Market Weighton

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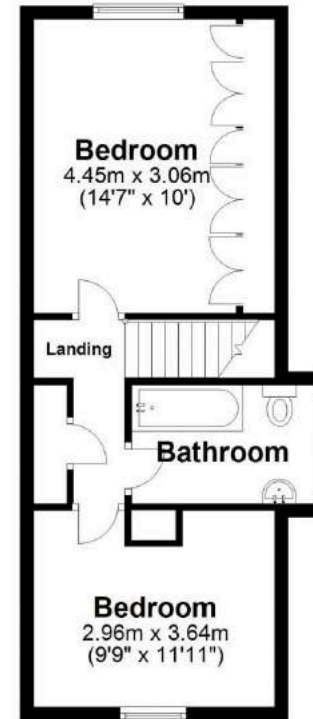
Ground Floor

Approx. 97.9 sq. metres (1054.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 136.8 sq. metres (1472.7 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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