



39 Wicstun Way | Market Weighton, York

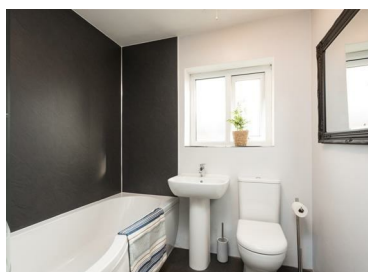
No.39 is a well presented two bedroom end of terrace property, within easy walking distance of the centre of Market Weighton and providing access to the A1079 for commuting to Beverley, York and Hull.

- A modern two bedroom end of terrace property
- Two bedrooms and house bathroom
- Close to local shopping and transport amenities
- Breakfast kitchen and living room
- Gardens to the front and rear, and off-street parking
- Ideal first time buyer or buy to let property

Guide Price £139,950



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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

4'6 x 3'1 (1.37m x 0.94m)

With uPVC entrance door, single radiator, and door to:

LIVING ROOM

14'6 x 11'6 (4.42m x 3.51m)

With front aspect uPVC double glazed bay window, feature fireplace surround, double radiator and under stairs storage cupboard.

BREAKFAST KITCHEN

14'9 x 7'9 (4.50m x 2.36m)

Fitted with a range of modern base and wall mounted units and work surfaces over and tiled splash back, single stainless steel sink and drainer with mixer taps over, built-in electric oven, ceramic hob with stainless steel extractor hood over, plumbing for a washing machine, radiator, rear aspect uPVC double glazed window and door to the outside.

TO THE FIRST FLOOR

LANDING

6'7 x 2'10 (2.01m x 0.86m)

Loft access, airing cupboard housing hot water cylinder.

BEDROOM 1

12' x 11'7 (3.66m x 3.53m)

With front aspect uPVC double glazed window, built-in wardrobe and cupboard, single radiator.

BEDROOM 2

10'6 x 7'8 (3.20m x 2.34m)

Rear aspect uPVC double glazed window, single radiator.

BATHROOM

7'3 x 6'7 (2.21m x 2.01m)

A white three-piece suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low flush wc. Chrome heated towel rail and rear aspect opaque uPVC double glazed window.



OUTSIDE

To the front of the property is a small lawned garden area, and to the rear a decked patio area with lawned garden beyond, and timber garden shed. Off-street parking for two vehicles.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office, proceed through Norton and on to the B1248 towards Wetwang. Turn left on to the A166 on arrival in Wetwang and proceed through the village before turning right on to the B1248 towards Beverley. The B1248 becomes the A614 prior to Bainton village; continue on the A164 towards Market Weighton. At Londesborough roundabout take the first exit on to Londesborough Road and on arriving in Market Weighton turn left on to York Road. At the roundabout take the third exit on to Southgate and take the first right on to Hawling Road. Wicstun Way is the third right turning off Hawling Road and can be identified by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with East Riding of Yorkshire Council: 01482 393939.

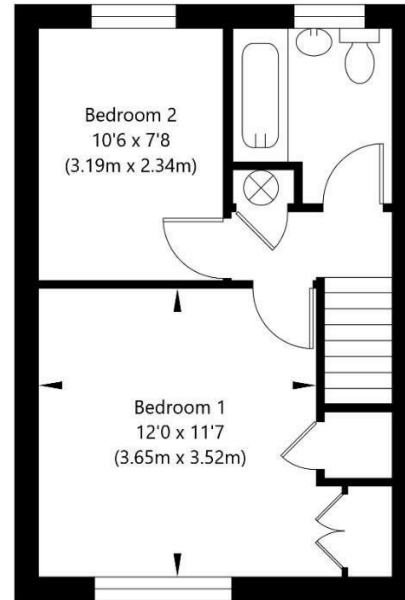
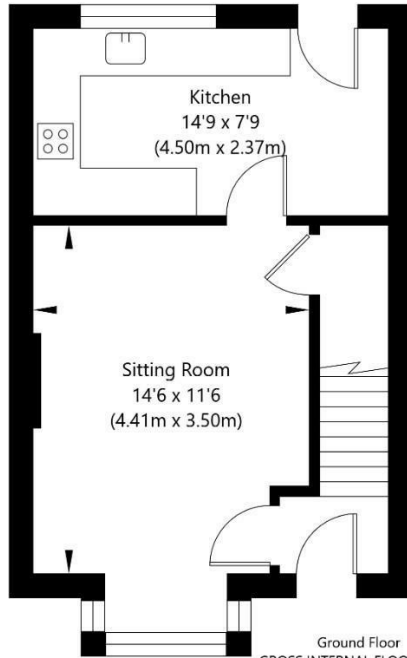
ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton Office.



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Wicstun Way, Market Weighton, York, YO43 3NL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 682 SQ FT / 63.29 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

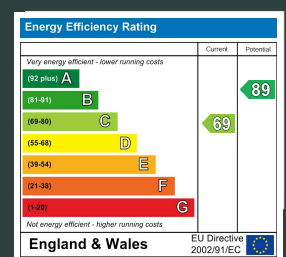
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COUNCIL TAX BAND

A

ENERGY PERFORMANCE RATING

C



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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