



7 St. Helens Square Market Weighton
York, YO43 3AT

Guide Price £200,000



An impressive two-bedroom end of terrace period cottage located on this quiet street just off the main thoroughfare of this thriving and charming East Yorkshire town. Convenient for both York and Beverley as well as nearby countryside walks and amenities. The property benefits from two bathrooms and two double bedrooms as well as modern central heating. Internally, it fully comprises: entrance hallway, lounge with feature log burner, 12' dining room, kitchen, rear hall/utility, first floor galleried landing, two double bedrooms both with three piece ensuites. To the outside is a rear courtyard with a generous storage areas, on street parking is easily available. Accompanied viewing is strongly recommended.

Entrance Hall

Composite entrance door, single panelled radiator, wood flooring, stairs to first floor, power points, understairs cupboard

Lounge

14'4" x 14'2" (4.37m x 4.32m)

Window to front, feature log burner with surround, Luxury Vinyl Tiling (LVT) flooring, television point, power points, double panelled radiator, coving

Dining Room

12'8" x 11'9" (3.86m x 3.58m)

Upvc window to side, double panelled radiator, LVT flooring, power points

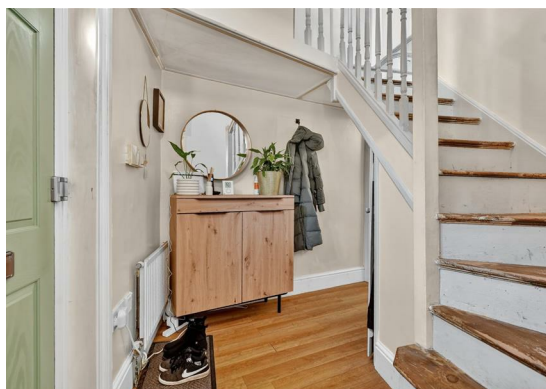
Kitchen

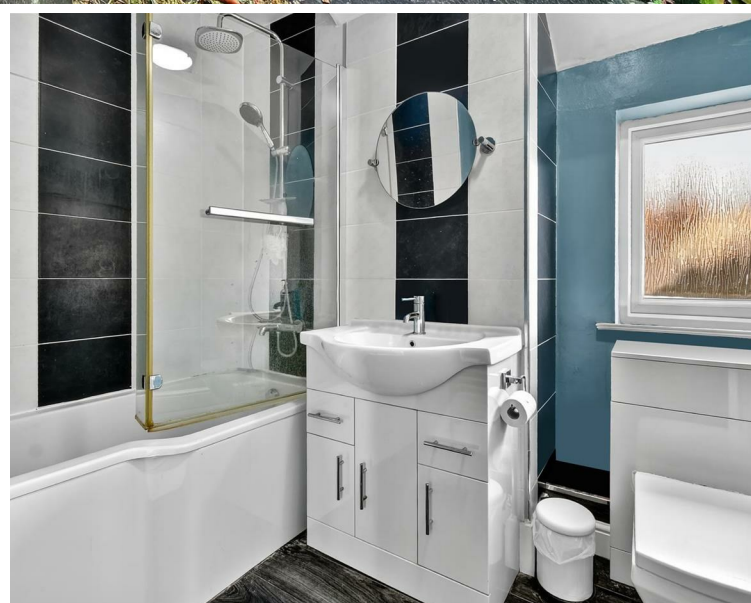
13'8" x 10'8" (4.17m x 3.25m)

Upvc window to side, fitted wall and base units with counter top, one and half steel sink and draining board, built in dishwasher, integrated fridge/freezer, hob and oven, exposed timber beams, double panelled radiator, power points

Rear Hall/Utility

Wall mounted gas combination boiler, laminate flooring, double panelled radiator, power points, door to courtyard, space and plumbing for washing machine





First Floor Landing

Upvc window to front, exposed floorboards, door to:

Bedroom 1

12'4" x 11'5" (3.76m x 3.48m)

Upvc window to front, double panelled radiator, fitted wardrobes, carpets, power points, loft access

En-suite Bathroom

8'3" x 6'4" (2.51m x 1.93m)

Opaque window to rear, "P" shaped panelled bath with shower head over, wash hand basin, low level w.c., towel radiator, laminate flooring

Bedroom 2

13' x 11'9" (3.96m x 3.58m)

Upvc window to side, double panelled radiator, carpets, power points

Ensuite Shower Room

Opaque window to rear, walk in shower cubicle, low level w.c, wash hand basin, single panelled radiator, laminate flooring, extractor fan

To the outside

Rear walled courtyard with timber gate, two storage areas, patio area

Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details

FLOOR PLAN

