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**Limb**  
MOVING HOME



*9 Centurion Walk, Market Weighton, East Yorkshire, YO43 3NY*

- 📍 Modern Town House
- 📍 Recently Refurbished
- 📍 Dining Kitchen
- 📍 Council Tax Band = A

- 📍 Move Straight In
- 📍 Two Bedrooms
- 📍 Parking and Garden
- 📍 Freehold/EPC = C

**£179,950**



## INTRODUCTION

Ready to move straight into having been attractively refurbished, decorated and carpeted is this well proportioned two bedroom townhouse in a conveniently situated cul-de-sac. Features include a lovely lounge with bay window, dining kitchen with patio doors opening out to the garden, two good sized bedrooms and a modern bathroom. The accommodation has the benefit of gas fired central heating to radiators and double glazing. Outside, parking is available for two vehicles to the front and to the rear lies an attractive garden. This great property is ideal for the first time buyer, professional or investor - viewing is strongly recommended.

## LOCATION

Centurion Walk is a residential cul-de-sac situated to the east of the town centre where an excellent range of shops and amenities can be found. The vibrant town of Market Weighton has a good range of shops including a Tesco supermarket. There is a doctors surgery, churches and schools for all ages, plus bars and restaurants. Market Weighton is surrounded by some of the area's most beautiful countryside. Convenient access can be gained to Pocklington (approx. 6 miles), York (approx. 20 miles), Hull (approx. 18 miles) and Beverley (approx. 12 miles).

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off

### LOUNGE

An attractive room with bay window to the front elevation. There is a feature fire surround with marble hearth and backplate, housing a living flame gas fire. Useful understairs storage cupboard to corner.



## DINING KITCHEN

Having a range of recently installed contemporary units with work surfaces, stainless steel sink and drainer with mixer tap, brand new integrated oven with four ring gas hob above and extractor hood over. Plumbing for automatic washing machine available and space for further appliances. Window and patio doors to the rear.



## FIRST FLOOR

### LANDING

Accessed to roof void.

### BEDROOM 1

A good sized double bedroom with two windows to the front elevation and over stairs airing cupboard housing the gas fired central heating boiler.



## BEDROOM 2

Window to rear elevation.



## BATHROOM

With white suite comprising low level WC, wash hand basin and panelled bath with mixer tap/shower attachment, tiled surround.



## OUTSIDE

Directly outside the property is a tarmac forecourt providing parking for two vehicles, steps lead up to the front door flanked by garden areas. To the rear is a patio area with lawned garden beyond and a further path to the rear patio.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.



## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



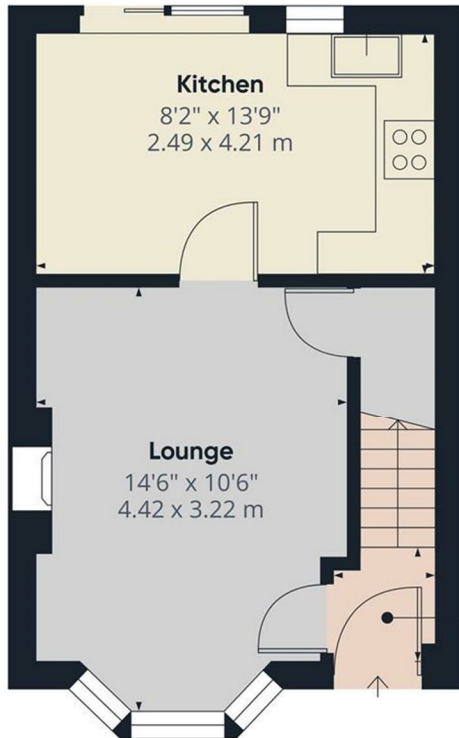


Approximate total area<sup>(1)</sup>  
560 ft<sup>2</sup>  
52.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




Floor 0



Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	