

SANDHOLME, MARKET WEIGHTON YO43

£775 pcm

3 bedroom semi detached house to let

LINLEY &
SIMPSON



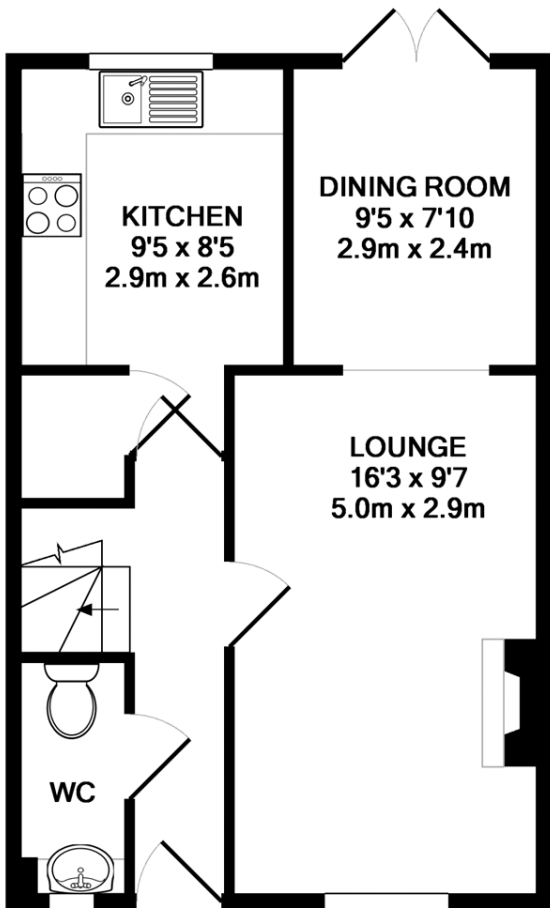
- **Three Bedroom**
- **Open Plan Lounge/Diner**
- **Unfurnished**
- **Semi Detached House**
- **Two Bathrooms**
- **Available Now**

This three bedroom semi detached house lies in Market Weighton in the East Riding of Yorkshire. York is readily accessible along the A1079 in one direction and Beverley in the other.

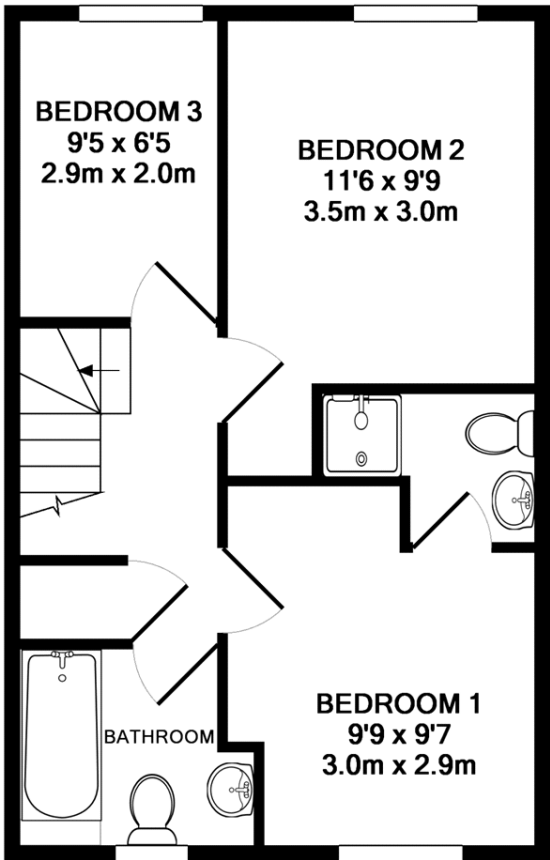
The property begins with an entrance hall, where a W.C. sits immediately to the left. There is a storage cupboard under the stairs, which is accessible from the kitchen. In the kitchen, there is lots of worktop space and storage thanks to the fitted units and there are views into the rear garden. The rest of the downstairs is given over to the open plan lounge/diner, with a feature fireplace in the lounge area, and French doors leading out into the garden from the dining space. Upstairs, three bedrooms offer good size accommodation, with the master having an en-suite shower room. The family bathroom completes the upstairs, where a white three piece suite can be found. Finally, a garage at the side of the property offers masses of storage, and access straight through into the rear garden, which is mostly lawned and faces south west. To the front is also a small lawned garden, and a driveway.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details





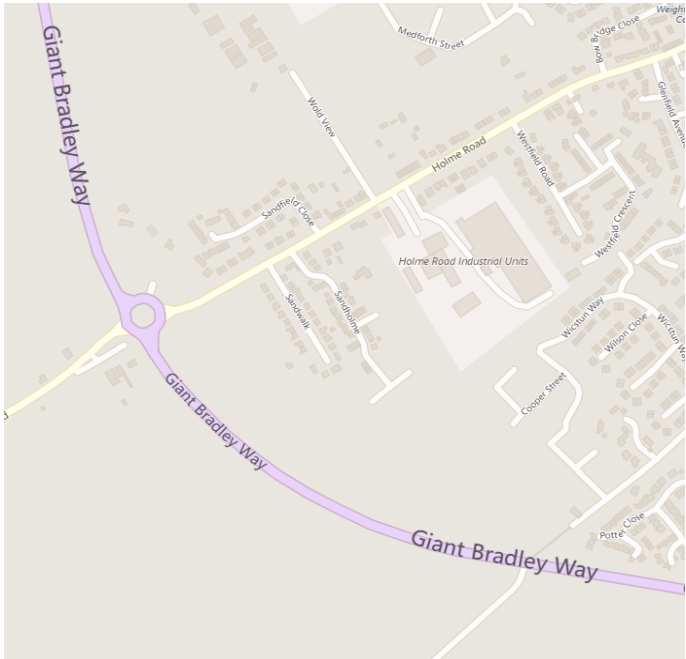
GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Fees and Terms: **For full details see www.coalters.com/TenantsTermsandConditions.pdf**
Local Authority: Council Tax:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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	

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www.linleyandsimpson.co.uk

Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



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