

2 Bedroom Apartment

York Road, Market Weighton, YO43 3EE

£895 per month



- OPEN PLAN
- MODERN LUXURY APARTMENT
- INTEGRATED APPLIANCES
- 2 BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING





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A super spacious modern luxury apartment within an attractive courtyard setting. The apartment has a private entrance door with a staircase off to the first floor where there is a bright and spacious lounge and a well equipped open plan breakfast kitchen with a range of matching units and integrated appliances. There is a spacious modern bathroom with a 4 piece suite and contrasting tiled surround and also a further walk-in dressing room or storage room. To the second floor there are 2 aesthetically pleasing bedrooms.

Additionally, the property benefits from a gas central heating system and double glazing.

The property is offered with immediate availability subject to satisfactory references.

Location

Perfectly located within Market Weighton and within easy access to Beverley, York and the surrounding villages. The motorway connection along the A1079 provides convenient links to shops and amenities within Market Weighton. However, the surrounding villages are just a short commute from the property providing access to high street stores and supermarkets.

Property Description

Ground Floor

Entrance - Staircase off to the first floor.
Tiled flooring.
Radiator.

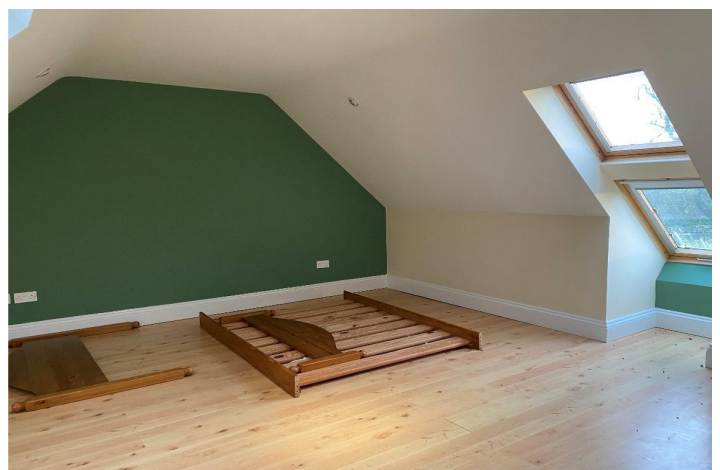
First Floor

Landing - Double glazed window looking out over the side elevation and a further double glazed window.
A further spindle staircase off to the second floor.
Laminate flooring.
Recessed downlighting.
Radiator.
Coving.

Dressing Room -

Lounge - 24' 0" x 16' 7" (7.32m x 5.08m) Extremes to extremes.
Dual aspect double glazed windows.
A further double glazed French door with Juliette balcony.
Laminate flooring.
Recessed downlighting.
Radiators.
Coving.

Dining Kitchen - 15' 7" x 11' 8" (4.77m x 3.56m) Extremes to extremes.
Double glazed window with aspect over the rear garden areas.
Range of matching base, drawer and wall mounted units. Roll edged laminate work surface housing a stainless steel hob, built-in oven beneath and a stainless steel funnel hood extractor fan over with a contrasting tiled splash-back surround.
A further work surface housing a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over also with a contrasting tiled surround.
Integrated fridge/freezer.
Integrated dishwasher.



Integrated washing machine.
 Concealed gas central heating boiler.
 Space for a good sized dining table.
 Laminate flooring.
 Recessed downlighting.
 Radiator.
 Coving.
 Just off the kitchen is a deep walk-in cloaks/storage area.

Bathroom - 4 piece suite comprising of a seated panel corner bath, walk-in shower enclosure, a pedestal wash-hand basin and low flush W.C. all with chrome effect fittings to the sanitary ware.
 The bath has a contrasting tiled splash-back surround.
 Double glazed opaque window.
 Laminate flooring.
 Recessed downlighting.
 Coving.



Second Floor

Landing - Velux skylight window.
 Laminate flooring.

Bedroom One - 16' 7" x 14' 5" (5.08m x 4.41m) Extremes to extremes plus Velux window recess.
 Fitted Velux skylight windows.
 Laminate flooring.
 Recessed downlighting.
 Radiator.

Bedroom Two - 14' 9" x 14' 6" (4.5m x 4.42m) Extremes to extremes.
 Fitted Velux skylight windows.
 Laminate flooring.
 Recessed downlighting.
 Radiator.

Council tax band: A
 Rental Deposit: £1030

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.