

# HORNSEYS

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**£340,000**

**68 Hill Rise, Market Weighton, York, YO43 3JX**

**\*\* 5 BED DETACHED HOUSE IN PRIME LOCATION \*\***

**\*\* NO CHAIN \*\***

Occupying an elevated position in one of the most desirable areas of town, this property is in close proximity to the secondary school and has open views to the rear across the school playing fields.

Briefly comprising on the ground floor an entrance lobby, entrance hall, generous living room, snug, kitchen diner, utility lobby, downstairs W/C, utility room.

Upstairs there are five bedrooms, a family bathroom and a separate shower room.

Outside the property is a private driveway to the front and a rear garden laid mostly to lawn.

Market Weighton is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities and excellent commuter routes to Beverley, York, Hull and the M62 motorway.

**Bedrooms      Bathrooms      Receptions**

**4**

**3**

**2**





## MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The town's ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

*1.93m x 0.98m (6'3" x 3'2")*

PVCu entrance door with glazed side panels, tiled flooring.

#### ENTRANCE HALL

*3.89m x 1.88m (12'9" x 6'2")*

PVCu front entrance door with glazed side panels, stairs off, radiator.

#### KITCHEN DINER

*6.56m x 2.94m (21'6" x 9'7")*



Fitted cream kitchen with breakfast bar and black granite work surface over, stainless steel sink with drainer and mixer tap over, four-ring gas hob, electric oven, plumbing for dishwasher, tiled flooring, understairs pantry, two radiators.

#### UTILITY LOBBY

Fitted storage cupboard and work granite work surface, plumbing for washing machine, tiled flooring, leading to W/C.

#### W/C

*1.40m x 0.95m (4'7" x 3'1")*

Low flush W/C, wash hand basin with tiled splashback, tiled flooring, electric wall heater.

#### UTILITY ROOM

*3.43m x 2.64m (11'3" x 8'7")*

PVCu front entrance door, PVCu rear entrance door, stainless steel sink with mixer tap set in base units, fitted wall cabinets, gas central heating boiler, tiled flooring, radiator.

## LIVING ROOM

*6.95m x 4.21m (22'9" x 13'9")*



Electric fire set on marble effect hearth, sliding door to rear garden, ceiling coving, two radiators.

## SNUG

*4.69m x 2.46m (15'4" x 8'0")*



Modern electric wall mounted fire, radiator.

## FIRST FLOOR

### LANDING

Storage cupboard, two loft access points. Loft has integrated ladder access, light and electric point.

### BEDROOM 1

*4.76m x 3.96m (15'7" x 12'11")*



Range of fitted wardrobes, television point, ceiling coving, radiator.



## BEDROOM 2

3.45m x 3.41m (11'3" x 11'2")



Built-in wardrobe, radiator.

## BEDROOM 3

3.75m x 2.91m (12'3" x 9'6")



Fitted and built-in wardrobes, television point, radiator.

## BEDROOM 4

3.01m x 2.89m (9'10" x 9'5")



Fitted wardrobe, dressing table, bookcase, radiator.

## BEDROOM 5 / STUDY

2.72m x 2.29m (8'11" x 7'6")

Fitted wardrobe, storage unit, radiator.

## BATHROOM

2.39m x 1.65m (7'10" x 5'4")



White suite comprising panel bath with granite edging and shower over, low flush W/C, pedestal wash basin set in vanity unit with granite surface, tiled walls, radiator.

## SHOWER ROOM

1.88m x 1.24m (6'2" x 4'0")

Tiled shower cubicle with shower, granite window ledge, radiator.

## OUTSIDE

### FRONT GARDEN

Low maintenance with dwarf brick wall and ornamental slate block paved driveway, parking for numerous cars, side access gate leading to rear garden.

### REAR GARDEN



Enclosed garden laid mainly to lawn with low maintenance shrub borders, decked seating area, small brick store, timber and hedge boundaries. Open views over school playing fields.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

## COUNCIL TAX

Council Tax Band E.

## TENURE

Freehold.

## POSSESSION

Vacant possession on completion.

## VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

## IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

## AGENTS NOTE

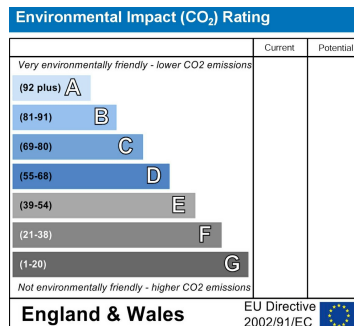
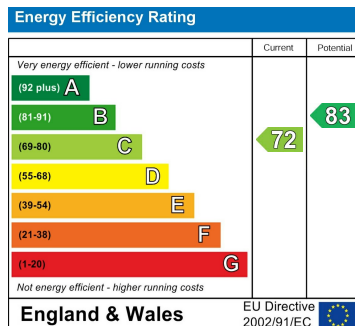
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## FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

## DISCLAIMER

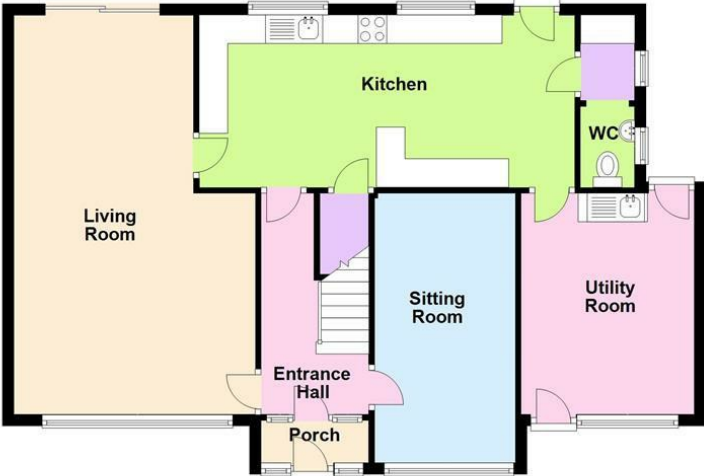
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# Floor plan

## Ground Floor

Approx. 83.6 sq. metres (899.6 sq. feet)



## First Floor

Approx. 78.0 sq. metres (839.3 sq. feet)



Total area: approx. 161.6 sq. metres (1738.9 sq. feet)  
68 Hill Rise, Market Weighton