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£450,000

34 Cliffe Road, Market Weighton, York, YO43 3BN

**** Stunning large 4 double bedroom plus loft room detached property ****

Oozing character and beautifully presented, this imposing property is full of features and offers spacious accommodation set over three floors.

The ground floor comprises large entrance hall, living room, family room, dining room, kitchen with dining area, and utility room. On the first floor there are four double bedrooms and a family bathroom, and to the second floor three loft rooms with Velux windows. Located on Cliffe Road with easy access to schools and shops, the house stands well in low maintenance grounds with a brick double garage and ample parking space for several vehicles.

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, easy access to all commuter routes, and is central for York, Beverley, Hull and the M62 motorway.

Bedrooms Bathrooms Receptions

4

2

3



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 towns 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 HALL

5.11m (max) x 2.39m (max) (16'9" (max) x 7'10" (max))

PVCu entrance door with glazed side panels, under stairs storage cupboard, wooden floor covering, stairs off to first floor, ceiling coving, two radiators.

LIVING ROOM

5.02m (into bay) x 4.55m (max) (16'5" (into bay) x 14'11" (max))



Bay window, open fire with surround and hearth, ceiling coving, picture rail, two radiators.

FAMILY ROOM

4.78m x 4.19m (15'8" x 13'8")



Bay window, feature black cast iron fireplace with black tiled hearth, ceiling coving, picture rail, two radiators.

DINING ROOM

4.55m x 3.18m (14'11" x 10'5")

Feature fire place and surround, black tiled hearth, ceiling coving, radiator.

KITCHEN WITH DINING AREA

4.98m x 4.57m (16'4" x 14'11")



Log burning stove, Bespoke fitted kitchen units with black marble work surfaces, storage island with breakfast bar, stainless steel sink with mixer tap, Smeg electric oven with gas hob, integrated dishwasher, two integrated fridges, wood effect floor covering, inset ceiling lights, ceiling coving.

UTILITY ROOM

1.70m x 1.33m (5'6" x 4'4")

PVCu side door, plumbing for washing machine, wood effect floor covering, radiator.

WC

1.47m x 0.89m (4'9" x 2'11")

White suite with wash basin, low flush W/C, part tiled walls, wood effect floor covering, heated towel rail.

FIRST FLOOR

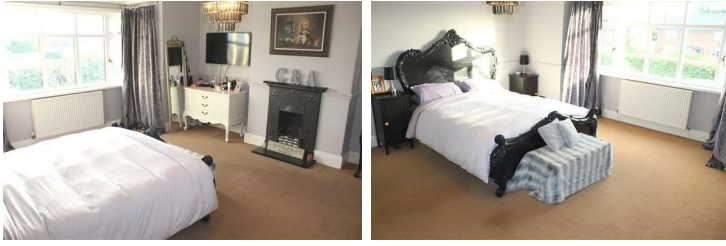
LANDING

6.30m (max) x 2.38m (max) (20'8" (max) x 7'9" (max))

Storage cupboard off, ceiling coving, two radiators.

BEDROOM 1

4.55m x 4.06m (14'11" x 13'3")



Feature cast iron fireplace, ceiling coving, two radiators.

BEDROOM 2

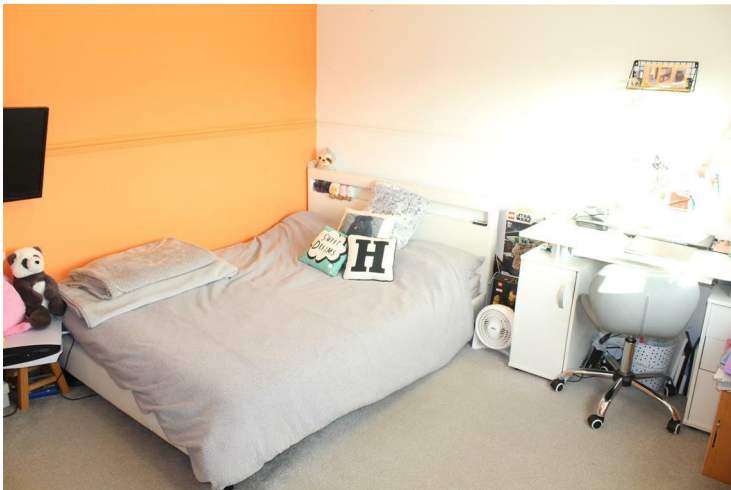
4.85m x 4.56m (15'10" x 14'11")



Bay window, ceiling coving, radiator.

BEDROOM 3 (FRONT)

3.75m x 3.04m (12'3" x 9'11")



Ceiling coving, radiator

BEDROOM 4

3.17m x 2.49m (10'4" x 8'2")

Double doors to storage cupboard housing wall mounted Ideal gas central heating boiler, ceiling coving, radiator.

BATHROOM

4.97m x 1.84m (16'3" x 6'0")



White suite comprising two wash basins set in grey vanity unit, white roll top bath with mixer tap and shower attachment over, double shower cubicle with fitted screen, high flush W/C, tiled walls, tiled flooring, inset ceiling lighting, ceiling coving, radiator.

SECOND FLOOR

LOFT ROOM

4.32m(max into eaves) x 4.31m (max into eaves) (14'2" (max into eaves) x 14'1" (max into eaves))



Two velux windows, two storage cupboards off into eaves, radiator.

LOFT ROOM 2

2.43m (into eaves) x 2.35m (into eaves) (7'11" (into eaves) x 7'8" (into eaves))

Velux window, wall mounted electric radiator.

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2.43m (into eaves) x 2.35m (into eaves) (7'11" (into eaves) x 7'8" (into eaves))

Velux window, wall mounted electric radiator.

OUTSIDE

DETACHED DOUBLE GARAGE

5.29m x 5.16m (17'4" x 16'11")



Detached double brick garage with two up-and-over doors, power and lighting.

FRONT GARDEN



Laid to gravel providing ample parking, block paved driveway leading to garage, hedged boundary providing privacy to front, timber fencing to side, timber entrance gate.

REAR GARDEN



Low maintenance garden to the rear laid to lawn with mature shrubs, timber fence boundaries, outside lighting.

SERVICES

Mains water, electricity, gas and drainage.
Gas central heating

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

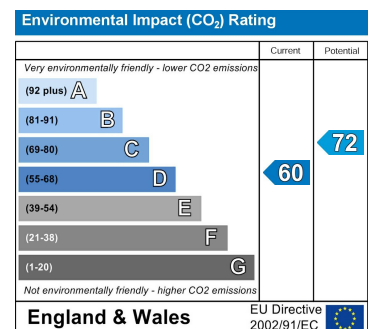
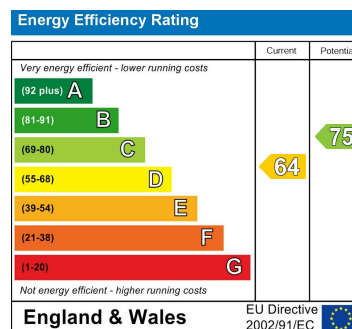
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.

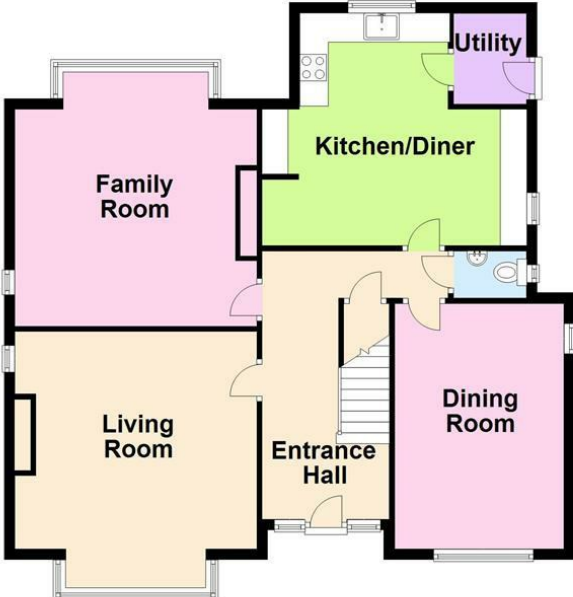
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Floor plan

Ground Floor



First Floor



Second Floor

