

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£185,000

5 Northgate Vale, Market Weighton, York, YO43 3EA

This good sized three bedroom semi-detached house has PVCu double glazing and gas central heating.

The property briefly comprises entrance hall, lounge and dining area, kitchen, three bedrooms, two of which are doubles, family bathroom, front garden, rear garden, garage, and private driveway.

Northgate Vale is conveniently situated within walking distance of the centre of Market Weighton which is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and direct commuter routes for Beverley, York, Hull and M62 motorway.

Bedrooms Bathrooms Receptions

3

1

1



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.

ACCOMODATION

ENTRANCE HALL

Front PVCu entrance door, radiator, stairs off.

LIVING & DINING AREA

7.51m x 3.63m (24'7" x 11'10")



Ceiling coving, two radiators.

KITCHEN

3.21m x 2.11m (10'6" x 6'11")



Fitted white kitchen with black work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, storage cupboard off, four-ring gas hob, electric oven, part tiled walls, PVCu door to rear garden.

FIRST FLOOR

LANDING

Loft access point, storage cupboard housing gas central heating boiler.

BEDROOM 1

4.42m x 2.71m (14'6" x 8'10")



Ceiling coving, radiator.

BEDROOM 2

3.31m x 2.71m (10'10" x 8'10")

Ceiling coving, radiator.

BEDROOM 3

2.90 x 1.80 (9'6" x 5'10")

Ceiling coving, radiator.

BATHROOM

1.91m x 1.78m (6'3" x 5'10")



Low flush W/C, pedestal wash basin, panelled bath with electric shower over, tiled walls, extractor fan, radiator.

OUTSIDE



GARDEN



Front garden is mainly laid to lawn with flower borders, timber fence boundaries, and driveway with parking for at least two cars.

To the rear the property has a paved patio with shrub borders, an iron gate leading to a greenhouse and storage area, and a side gate leading to garage and side driveway.

GARAGE

With up-and-over door, power and lighting.

SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax Band B

TENURE

The property is 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.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

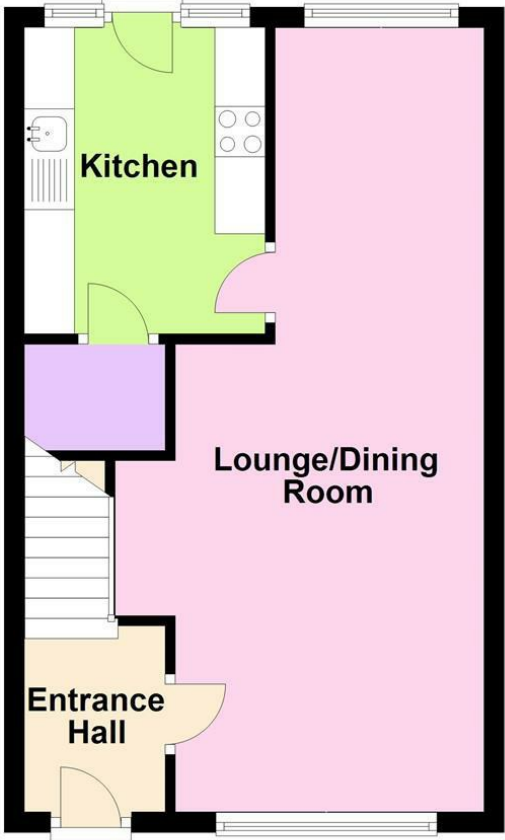
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Floor plan

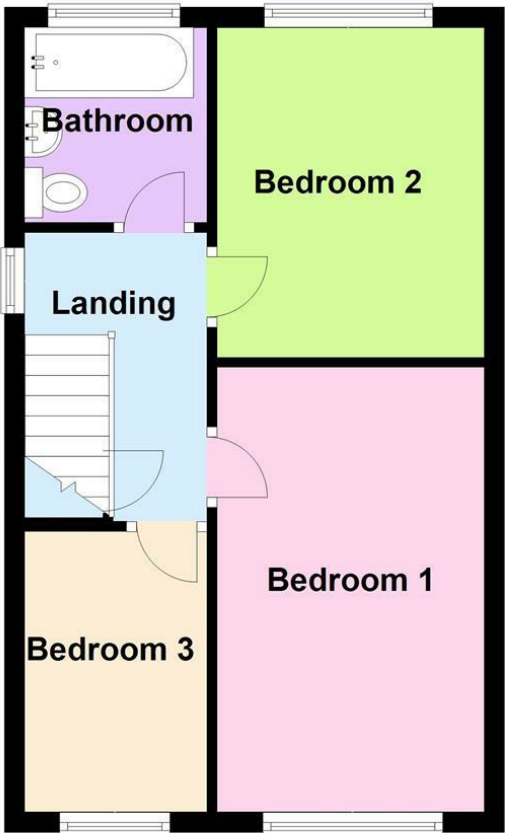
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.0 sq. feet)

5 Northgate Vale, Market Weighton