

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£240,000

88 Wicstun Way, Market Weighton, York, YO43 3FA

*** BEAUTIFULLY PRESENTED 3/4 BED SEMI DETACHED ****

Located in a popular residential area close to the town centre, this modern and well presented property briefly comprises entrance hall, kitchen and dining room, utility room, and downstairs W/C, whilst the first floor offers a living room, double bedroom and family bathroom. The second floor boasts the master bedroom, shower room and a third bedroom. Outside there is a private tarmac driveway leading to a separate garage that has been modified to create extra internal living space. To the rear is a fully enclosed garden mainly laid to lawn with a paved patio area, raised decking with pergola over, mature shrubs and timber fenced boundaries.

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

Bedrooms Bathrooms Receptions

3

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 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

Front entrance door, grey wood effect flooring, radiator.

UTILITY ROOM

1.79m x 1.76m (5'10" x 5'9")

Fitted light grey base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, cupboard housing wall mounted gas central heating boiler, part-tiled walls, tiled flooring, inset ceiling lighting, extractor fan.

W/C

1.71m x 0.70m (5'7" x 2'3")

Low flush W/C, pedestal wash basin with tiled splash back, tiled flooring, radiator.

KITCHEN

6.70m x 3.91m (21'11" x 12'9")



Fitted light grey kitchen with grey work surface over, four-ring gas hob and stainless steel splash back, extractor hood over, stainless steel sink and drainer with mixer tap, integrated dishwasher, Zanussi oven and microwave, integrated fridge and freezer, tiled flooring, understairs storage cupboard off, inset ceiling lighting, radiator, French doors to rear garden.

KITCHEN



DINING ROOM

2.79m x 2.55m (9'1" x 8'4")



Grey wood effect flooring, radiator.

FIRST FLOOR

LANDING

Radiator, stairs off to second floor.

LIVING ROOM

3.93m x 2.60m (12'10" x 8'6")



Wood effect flooring, radiator.

BATHROOM

2.64m x 1.70m (8'7" x 5'6")



Panel bath with shower over and fitted shower screen, low flush W/C, wash basin with mixer tap, part-tiled walls, heated towel rail, tiled flooring, extractor fan, inset ceiling lighting.

BEDROOM 2

3.32m x 2.78m (10'10" x 9'1")



Fitted wardrobes, television point, telephone point, radiator.

SECOND FLOOR

BEDROOM 1

3.94m x 3.66m (12'11" x 12'0")



Storage cupboard, television point, radiator.

BEDROOM 3

2.90m x 1.84m (9'6" x 6'0")



Two Velux windows, radiator, loft access point.

SHOWER ROOM



Shower cubicle with plumbed shower, low flush W/C, hand wash basin with mixer tap, part-tiled walls, shaver point, heated towel rail, inset ceiling lighting, tiled flooring, Velux window.

OUTSIDE

Rear garden laid to lawn with paved patio, raised decking with pergola over, mature shrubs, timber shed, timber fenced boundaries.

GARAGE

GARDEN



SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax Band C.

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.

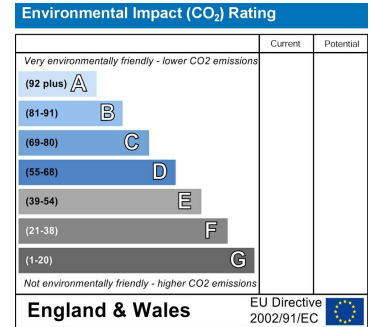
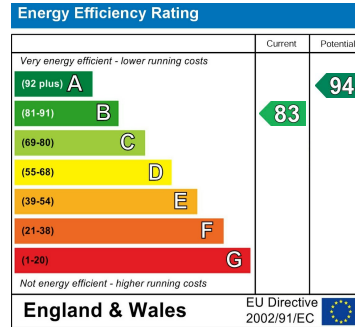
FREE VALUATION

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

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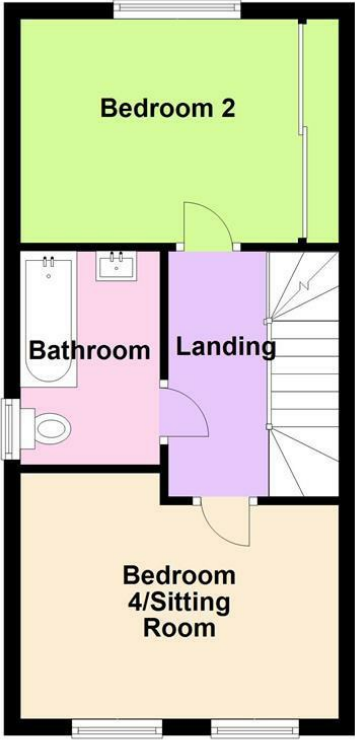


Floor plan

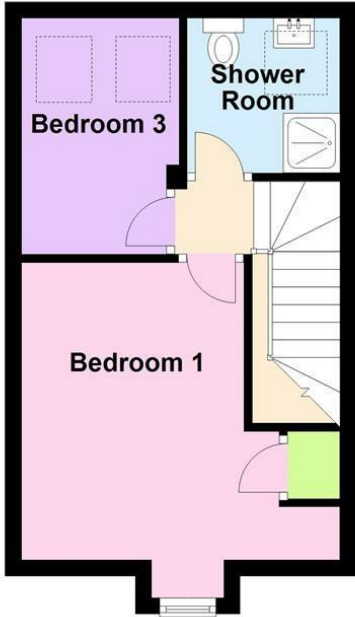
Ground Floor



First Floor



Second Floor



Total area: approx. 107.9 sq. metres (1161.2 sq. feet)