

# HORNSEYS

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**£195,000**

## **37 Croft Close, Market Weighton, York, YO43 3JU**

**\*\* IMMACULATELY PRESENTED 3 BED SEMI WITH AMPLE PARKING \*\***

**\*\* QUIET CUL-DE-SAC \*\***

Updated by current vendors this immaculately presented three bedroom semi detached house situated in a quiet cul-de-sac, is just a short walk from the town centre and comprises entrance lobby, hallway, living room, open plan kitchen and dining area, three bedrooms, family bathroom, low maintenance gardens, driveway and garage. The property also benefits from UPVC double glazing. Market Weighton is a small 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

**Bedrooms      Bathrooms      Receptions**

**3**

**1**

**1**





## MARKET WEIGHTON

Market Weighton is a small 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, bank and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, gymnasium, 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

### ENTRANCE LOBBY

*1.35m x 1.03m (4'5" x 3'4")*

PVCu front entrance door, side glazed panel.

### ENTRANCE HALL

Stairs off, radiator.

### LIVING ROOM

*4.59m x 3.51m (15'0" x 11'6")*



Electric fire with cream surround and hearth, TV point, ceiling coving, radiator, understairs storage cupboard.

## KITCHEN

*4.43m x 2.62m (14'6" x 8'7")*



Fitted high gloss grey kitchen units with laminate worksurface over, stainless steel sink and drainer with mixer tap, double electric oven with gas hob, extractor fan over, integrated washing machine, integrated dishwasher, integrated microwave, breakfast bar, part tiled walls, grey wood effect flooring, inset ceiling lighting, radiator.

## KITCHEN



## DINING AREA

*4.13m x 1.81m (13'6" x 5'11")*



PVCu door to rear garden, grey wood effect flooring, radiator.

## FIRST FLOOR

### LANDING

Loft access point, pull down ladders, loft half boarded, power, light.

### MASTER BEDROOM

3.64m x 2.50m (11'11" x 8'2")



Ceiling coving, radiator.

### BEDROOM 2

3.65m x 2.50m (11'11" x 8'2")



Ceiling coving, radiator.

### BEDROOM 3

2.56m x 1.84m (8'4" x 6'0")



Ceiling coving, radiator.

### BATHROOM

1.89m x 1.83m (6'2" x 6'0")



Modern white suite comprising wash basin with fitted vanity unit, P shaped bath with plumbed shower over, fitted shower screen, low flush W/C, wood effect flooring, heated ladder towel rail, inset ceiling lighting.

### OUTSIDE





## GARAGE

5.57m x 2.60m (18'3" x 8'6")

Up and over door. (Newly installed roof in 2023)

## FRONT GARDEN

Low maintenance checked gravel area with rockery. Concrete pathway to front door. Gravel driveway leading to garage. Ample parking for at least 3 cars. Timber fenced boundaries.

## REAR GARDEN



Low maintenance garden laid with gravel and 2 decked areas, timber fenced boundaries with iron gate leading to front drive. Outside 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.

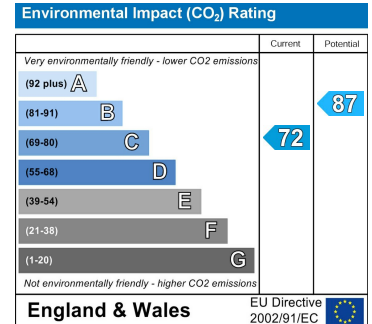
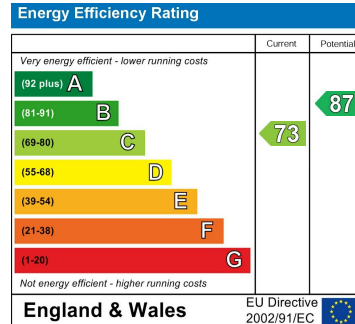
## FREE VALUATION

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

## DISCLAIMER

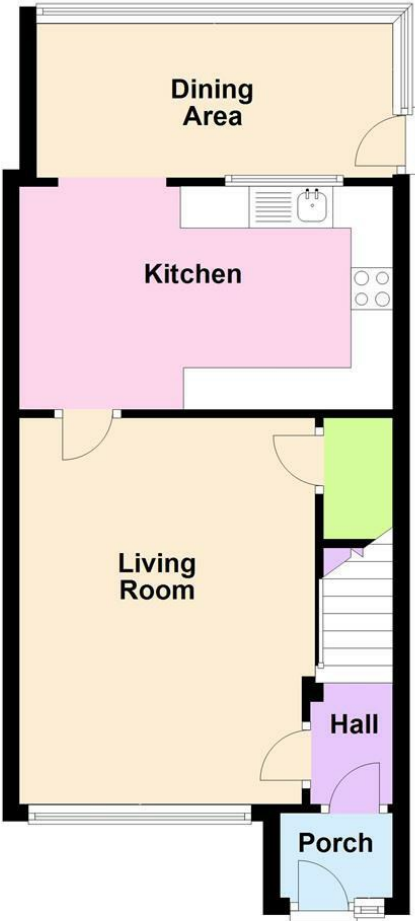
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# Floor plan

**Ground Floor**



**First Floor**



Total area: approx. 75.7 sq. metres (814.7 sq. feet)