

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£300,000

2 Chestnut Close, Market Weighton, York, YO43 3GU

***** 4 BED DETACHED HOUSE - CUL DE SAC LOCATION *****

This well presented four bedroom detached home being one of only two properties in a private cul de sac, provides spacious surroundings and is perfectly suited to modern living.

Comprising entrance hall, W/C, utility, open plan kitchen/dining area, living area, master bedroom with ensuite, three further bedrooms and family bathroom. The front of the property is laid to lawn with a turning point and double driveway affording ample parking and leading to an integral garage. The rear garden is mainly laid to lawn with a patio area and beautiful garden room.

Chestnut Close 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

4

3

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.

ACCOMMODATION

ENTRANCE HALL

Radiator, stairs off.

LIVING ROOM

4.70m x 3.42m (15'5" x 11'2")



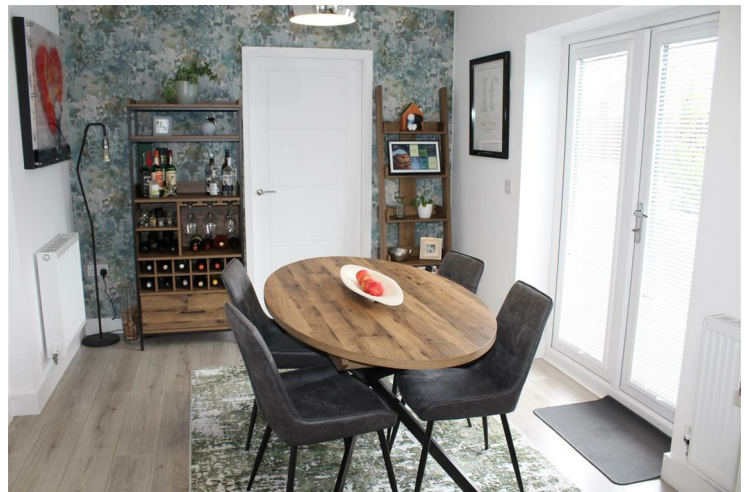
2 radiators, TV point.

KITCHEN & DINING ROOM

5.72m x 2.92m (18'9" x 9'6")



Fitted cream kitchen with wood effect work surfaces over, black Franke sink and drainer with mixer tap, integrated fridge and freezer, 4 ring gas hob with extractor fan over, electric double oven, part tiled walls, grey wood effect flooring, under stairs storage cupboard, 2 radiators, double doors to rear garden.



UTILITY ROOM

1.78m x 1.77m (5'10" x 5'9")

Fitted cream kitchen units with wood effect work surfaces over, wall mounted gas central heating boiler, plumbing for washing machine, radiator, grey wood effect flooring, door to rear patio area.

W/C

1.79m x 0.93m (5'10" x 3'0")

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

FIRST FLOOR

LANDING

Loft access point, advised by vendor that loft is part boarded with pull down ladder, light. Storage cupboard housing hot water cylinder.

BEDROOM 1

4.10m max x 2.98m (13'5" max x 9'9")



Radiator.

EN-SUITE

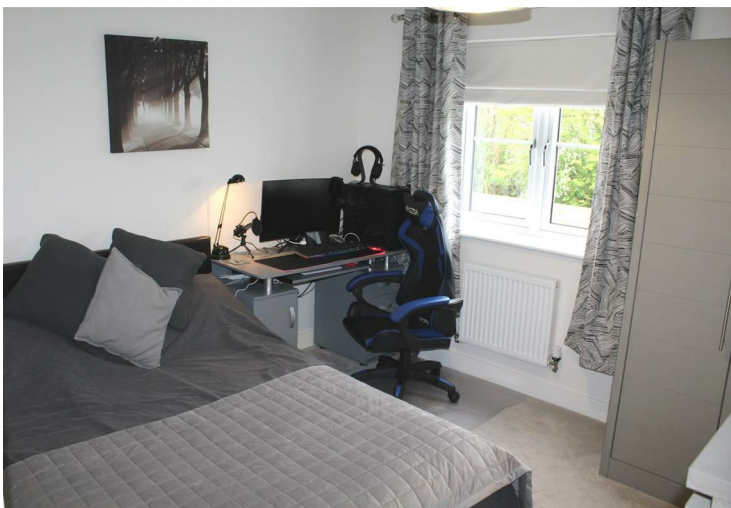
2.15m x 1.89m (7'0" x 6'2")



Shower cubicle with plumbed shower and tiled walls, low flush W/C, pedestal wash basin with mixer tap, tiled splash back, tiled flooring, radiator.

BEDROOM 2

3.41m x 2.70m (11'2" x 8'10")



Radiator.

BEDROOM 3

3.16m x 2.47m (10'4" x 8'1")



Radiator.

BEDROOM 4

4.36m x 2.47m (14'3" x 8'1")



Radiator.

BATHROOM

2.16m x 1.95m (7'1" x 6'4")



White panel bath with mixer tap, plumbed shower over, fitted shower screen, wash basin set in vanity unit with mixer tap, low flush W/C, heated towel rail, tile effect walls and flooring, inset ceiling lighting.

OUTSIDE

GARDEN ROOM



Insulated with power.

FRONT GARDEN

Front garden is laid to lawn, shrub border, tarmac turning area and double driveway leading to integral garage.

REAR GARDEN



Mainly laid to lawn with flower and shrub borders, paved patio and a Garden Room.

SERVICES

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

Gas central heating.

MANAGEMENT FEE

We are advised by the vendors that the property is subject to a maintenance charge of £249 per annum.

COUNCIL TAX

Council Tax Band D

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

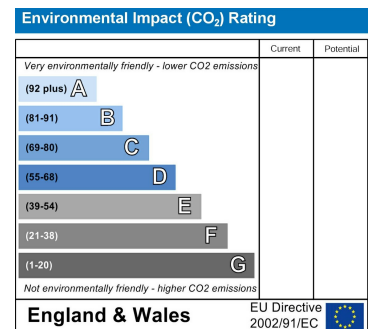
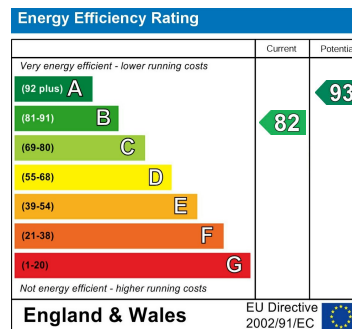
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.

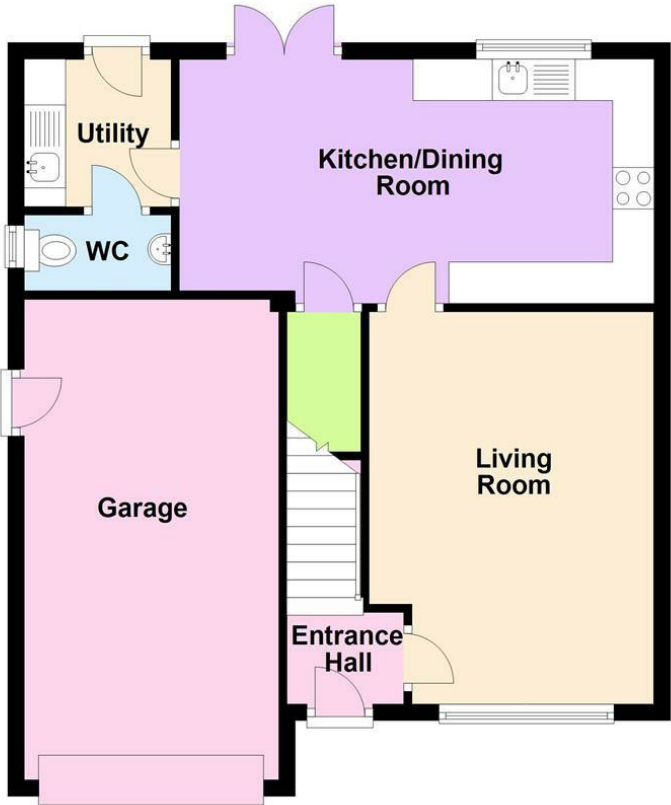
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Floor plan

Ground Floor



First Floor



Total area: approx. 121.2 sq. metres (1304.1 sq. feet)