

# HORNSEYS

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**£235,000**

**37 Holme Road, Market Weighton, York, YO43 3EQ**

**\*\* FOUR DOUBLE BEDROOM PERIOD PROPERTY \*\***

**\*\* CLOSE TO TOWN CENTRE \*\***

This period property retains many original features yet has been extended to create a modern home.

Located close to the town centre, the property briefly comprises hallway, living room, sitting room, kitchen with dining area, utility, and W/C on the ground floor, three double bedrooms and family bathroom on the first floor, and a master bedroom with ensuite on the second floor.

Outside to the front of the property is a small, low maintenance path and gravel area, and to the rear a south facing paved garden.

The property is pleasantly situated in a convenient location a short walk from local amenities of this popular town central, for Hull, York, Beverley and the M62 motorway.

**Bedrooms Bathrooms Receptions**

**4**

**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 LOBBY

*1.16m x 1.10m (3'9" x 3'7")*

PVCu entrance door, orange and black tiled flooring.

#### ENTRANCE HALL

*2.90m x 1.09m (9'6" x 3'6")*

Period ceiling feature, wood inner door, wood effect flooring, radiator, understairs storage cupboard with light, stairs off to first floor.

#### LIVING ROOM

*4.42m x 3.79m into bay (14'6" x 12'5" into bay)*



Bay window, log burning stove with brick surround and tiled hearth, picture rail, television point, telephone point, radiator.

## SITTING ROOM

*3.66m x 3.24m (12'0" x 10'7")*



Feature tiled and cast iron fireplace, picture rail, television point, radiator.

## DINING AREA

*3.58m x 2.60m (11'8" x 8'6")*



Underfloor heating, tiled flooring, radiator.

## KITCHEN

*3.89m x 2.72m (12'9" x 8'11")*



Oak kitchen with black granite work surfaces, single stainless

steel sink and drainer with mixer tap, gas hob with extractor hood over, electric double oven, plumbing for dish washer, tiled flooring with under floor heating, rear PVCu door to patio.

### UTILITY ROOM

*1.91m x 1.81m (6'3" x 5'11")*

Feature Belfast sink, plumbing for washing machine, stone flooring and exposed brick walls.

### W/C

*1.96m x 0.92m (6'5" x 3'0")*

Low flush W/C, hand wash basin, extractor fan, radiator, wall-mounted Worcester gas central heating boiler.

## FIRST FLOOR

### LANDING

Spacious landing, telephone point, radiator.

### BEDROOM 2

*3.97m x 3.27m (13'0" x 10'8")*



Feature cast iron fireplace, radiator.

### BEDROOM 3

*3.66m x 3.27m (12'0" x 10'8")*



Feature cast iron fireplace, television point, radiator.

### BEDROOM 4

*3.66m x 2.58m (12'0" x 8'5")*



Radiator and window to rear.

### BATHROOM

*2.57m x 1.62m plus 0.98m x 0.71m (8'5" x 5'3" plus 3'2" x 2'3")*



White suite comprising spa bath with jets and plumbed shower over, pedestal wash basin with tiled splash back, low flush W/C, vinyl floor covering, radiator.

## SECOND FLOOR

## BEDROOM 1

4.18m x 2.82m (13'8" x 9'3")



Built-in storage cupboards with clothes rails, two Velux windows, radiator.

## ENSUITE

2.13m x 1.60m (6'11" x 5'2")



White suite comprising shower cubicle with plumbed shower, pedestal wash basin with tiled splashback, low flush W/C, vinyl floor covering, radiator.

## OUTSIDE

## REAR YARD



Enclosed south facing paved rear garden with outside light and tap. A feature brick arch leads to shared right of way to the side and rear.

## FRONT GARDEN

An iron gate opens onto a concrete path to the front door, the low maintenance gravelled garden has hedge and dwarf wall boundaries.

## SERVICES

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

## COUNCIL TAX

Council Tax Band C

## TENURE

Freehold

## POSSESSION

Vacant possession on completion.

## VIEWING

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.

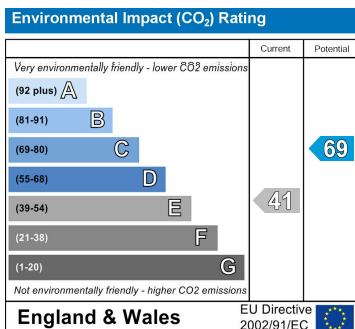
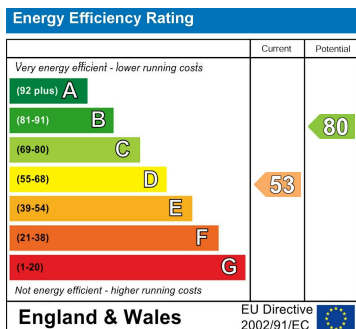
## FREE VALUATION

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

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# Floor plan



Total area: approx. 151.4 sq. metres (1630.0 sq. feet)