

HORNSEYS

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£300,000

11 Walkington Drive, Market Weighton, YO43 3NR

**** OPEN VIEWS ACROSS FIELDS TO REAR ****

This well presented four bed detached property briefly comprises entrance hall, living room, kitchen diner, a useful garden room which would make an ideal office or hobby room, downstairs W/C, whilst upstairs there are 4 bedrooms and a family bathroom, the master bedroom benefits from an en-suite.

Outside the property to the front is mainly laid to lawn with a low maintenance printed concrete driveway, the rear garden has open views over fields, is laid to lawn with well stocked flower and shrub borders, decked seating area and timber fenced boundaries.

The property is very pleasantly situated on a quiet cul de sac on Walkington Drive off York Road being convenient for the centre and 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

ENTRANCE HALL

Front entrance door, inset ceiling lighting stairs off, radiator, under stairs storage cupboard, ceiling coving, radiator.

LIVING ROOM

5.41m x 3.20m (17'8" x 10'5")



Gas fire (currently disconnected) set on a marble effect hearth, wood effect flooring, ceiling coving, inset ceiling lighting, 2 radiators.

W/C

1.64m x 0.98m (5'4" x 3'2")

Low flush w/c, wash basin with mixer tap set in vanity unit with splash back, heated towel rail, inset ceiling lighting.

KITCHEN DINING ROOM

5.53m x 3.23m (18'1" x 10'7")



Fitted kitchen with laminate work surfaces over, 4 ring gas hob with extractor fan over, electric oven, ceramic sink and drainer with mixer tap, integrated washing machine, wall mounted Worcester GCH boiler, wood effect flooring, ceiling coving, 2 radiators, inset ceiling lighting, bi-fold doors to rear garden.

GARDEN ROOM

4.76m x 2.30m (15'7" x 7'6".m)



Modern electric fire, wood effect flooring, electric radiator, bi-fold doors to rear garden, inset ceiling lighting.

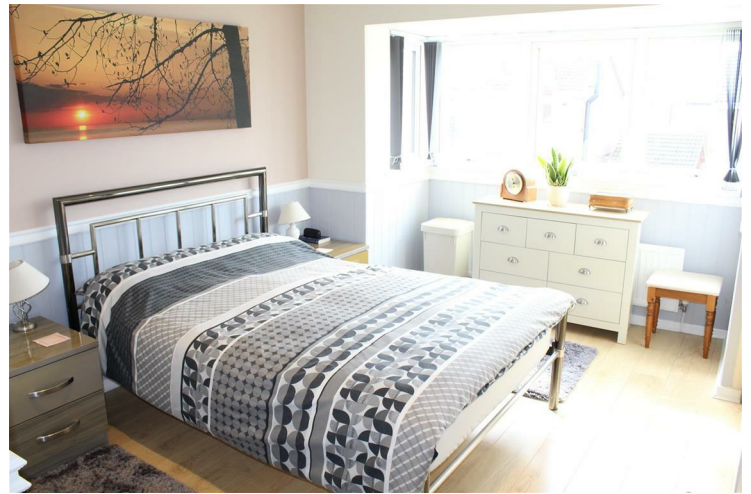
FIRST FLOOR

LANDING

Loft access point, storage cupboard housing hot water cylinder, inset ceiling lighting.

BEDROOM 1

4.19m x 2.90m (13'8" x 9'6")



Wood effect flooring, fitted wardrobes, inset ceiling lighting, radiator.

EN-SUITE

1.74m x 1.44m (5'8" x 4'8")



Shower cubicle with plumbed shower, low flush w/c, wash basin with mixer tap set in vanity unit, heated ladder towel rail, inset ceiling lighting.

BEDROOM 2

3.25m x 2.73m (10'7" x 8'11")



Wood effect flooring, ceiling coving, radiator.

BEDROOM 3

3.30m x 1.97m (10'9" x 6'5")



Wood effect flooring, ceiling coving, radiator.

BEDROOM 4

2.75m x 1.98m (9'0" x 6'5")

Inset ceiling lighting, radiator.

BATHROOM

1.96m x 1.75m (6'5" x 5'8")



Panel bath with plumbed shower over and fitted shower screen, wash basin set in vanity unit, low flush w/c, inset ceiling lighting, tile effect flooring, heated towel rail.

OUTSIDE



REAR GARDEN



Rear garden has open views over fields, is laid to lawn with well stocked flower and shrub borders, decked seating area and timber fenced boundaries to the sides open to the rear.

FRONT GARDEN

Mainly laid to lawn with low maintenance printed concrete driveway providing ample parking.

VIEWS



Open countryside views to the rear.

SERVICES

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

Gas central heating.

COUNCIL TAX BAND

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.

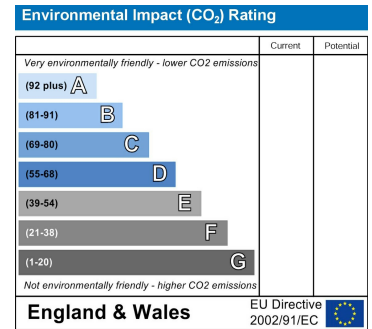
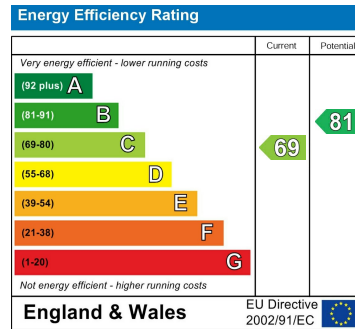
FREE VALUATION

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

DISCLAIMER

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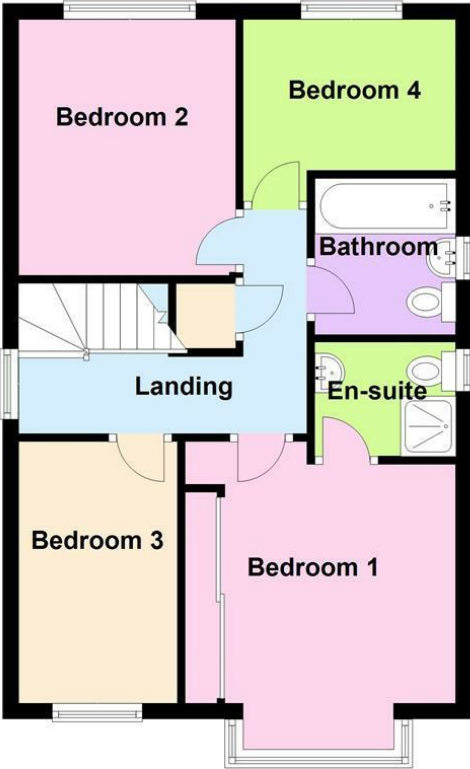


Floor plan

Ground Floor



First Floor



Total area: approx. 108.0 sq. metres (1162.1 sq. feet)