

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£150,000

5 Wold Avenue, Market Weighton, York, YO43 3DQ

**** TWO BED BUNGALOW - NO CHAIN ****
**** IN NEED OF MODERNISATION ****

In need of modernisation, this attractive two bed bungalow is pleasantly situated in a popular residential area, within walking distance of the town centre.

Positioned on a slightly larger than average plot for such a property, the accommodation comprises entrance hall, lounge, kitchen, hallway, two double bedrooms and a shower room.

It is worth noting that similar properties in the area, subject to the correct planning authority, have extended into the available roof space.

Outside there is a front garden, private driveway, garage, and rear garden that is not overlooked.

Market Weighton is an increasingly popular market town with a full array of amenities, excellent public transport links, and conveniently located for York, Hull, Beverley, and the M62 motorway.

Bedrooms Bathrooms Receptions

2

1

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

1.47m x 1.09m (4'9" x 3'6")

PVCu double glazed door and window.

LIVING ROOM

4.27m x 3.35m (14'0" x 10'11")



Stone fireplace with a coal effect gas fire, telephone point, television point, radiator.

INNER HALL

1.98m x 1.40m (6'5" x 4'7")

Loft access point, gas central heating boiler situated in loft.

KITCHEN

3.15m x 2.90m (10'4" x 9'6")



Fitted base and wall units with laminate work surface over, part-tiled walls, stainless steel sink and drainer, plumbing for washing machine, pantry, radiator.

BEDROOM 1

3.81m x 3.81m (12'5" x 12'5")



Storage cupboard, radiator.

BEDROOM 2

2.72m x 2.72m (8'11" x 8'11")



Radiator.

SHOWER ROOM

2.36m x 1.65m (7'8" x 5'4")



Shower cubicle with electric shower, pedestal wash basin, low flush W/C, tiled walls, radiator.

OUTSIDE



FRONT GARDEN

Laid to lawn with hedge and timber fenced boundaries, concrete pathway to front door, concrete area at side with steps down to concrete driveway leading to brick garage.

REAR GARDEN



Mainly laid to lawn with hedge and timber fenced boundaries.

GARAGE

Single garage of brick construction with up-and-over door.

SERVICES

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

Gas fired 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

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 of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	87
69	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

Floor plan

Floor Plan



Total area: approx. 54.8 sq. metres (589.6 sq. feet)