

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£280,000

67 Wicstun Way, Market Weighton, YO43 3FA

**** MODERN THREE BED DETACHED - CLOSE TO TOWN CENTRE ****

****** NO ONWARD CHAIN ******

Located in a popular residential area close to the town centre, this modern and well presented property briefly comprises entrance hall, downstairs W/C, kitchen and dining room, lounge, whilst upstairs the master bedroom benefits from an en-suite, two further bedrooms and a family bathroom.

Outside the property to the front is mainly laid to gravel with a tarmac driveway providing ample parking and leading to a detached brick garage. To the rear is a beautiful lawned garden, well stocked with shrubs and flowers, and two areas of paved patio. Timber fenced boundaries with a timber gate lead to the driveway.

Market Weighton is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and convenient commuter routes for Beverley, York, Hull and the M62 motorway.

Bedrooms Bathrooms Receptions

3

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

Front entrance door, wood effect flooring, under stairs storage cupboard, radiator, stairs off, switch for outside light.

W/C

1.64m x 0.90m (5'4" x 2'11")

Low flush W/C, pedestal wash basin, tiled splash back, tiled flooring, extractor fan, inset ceiling lighting, radiator.

KITCHEN AND DINING ROOM

6.17m x 2.69m (20'2" x 8'9")



Fitted cream kitchen with black laminate work surface over, ceramic white sink and drainer with mixer tap, Zanussi electric oven, four-ring gas hob and extractor over, integrated dishwasher, washing machine, fridge and freezer, wall mounted gas central heating boiler, inset ceiling lighting, part-tiled walls, tiled flooring, two radiators, French doors to rear garden.

DINING ROOM



LIVING ROOM

4.32 x 3.73 (14'2" x 12'2")



Electric wall mounted fire, television point, two radiators.

FIRST FLOOR

LANDING

Loft access point, cupboard housing hot water cylinder.

BEDROOM 1

3.46m x 3.11m (11'4" x 10'2")



Television point, radiator, thermostat for separate upstairs temperature control.

EN-SUITE

2.48m x 1.19m (8'1" x 3'10")



Shower cubicle with plumbed shower, wash basin with mixer tap, low flush W/C, heated ladder towel rail, shaver point, inset ceiling lighting, part-tiled walls, tiled flooring.

BEDROOM 2

3.62m x 2.79m (11'10" x 9'1")



Television point, radiator.

BEDROOM 3

2.66m x 2.09m (8'8" x 6'10")

Fitted storage cupboard with hanging rail, television point, radiator.

BATHROOM

2.28m x 1.68m (7'5" x 5'6")



White suite comprising wash basin with mixer tap, panel bath with plumbed shower over and fitted shower screen, low flush W/C, heated ladder towel rail, shaver point, inset ceiling lighting, part-tiled walls, tiled flooring.

OUTSIDE



GARAGE

5.18m x 2.76m (16'11" x 9'0")

Detached brick garage with up-and-over door, side personnel door, power and lighting.

FRONT GARDEN

Low maintenance, laid to gravel, paved pathway to front door. tarmac driveway providing ample parking,

REAR GARDEN



Laid to lawn with two areas of paved patio, well stocked with shrubs and flowers, outside lighting, timber fenced boundaries with timber gate to driveway.

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

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.

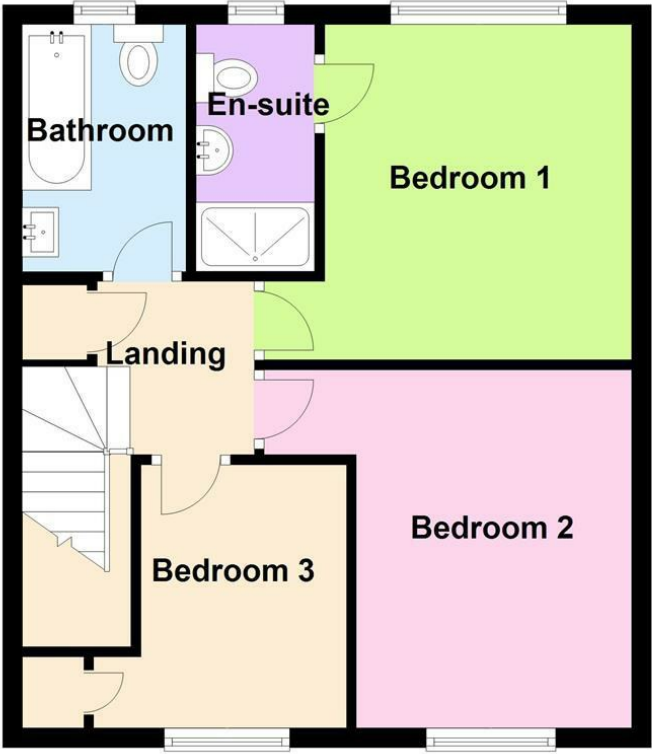
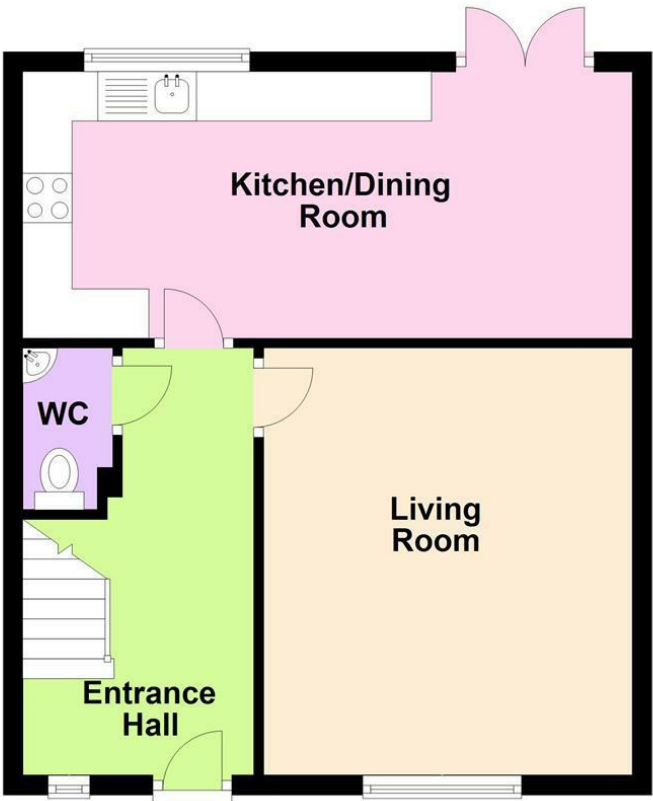
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

Floor plan

Ground Floor

First Floor



Total area: approx. 88.1 sq. metres (948.5 sq. feet)