

# HORNSEYS

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

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**£185,000**

**26 Hawling Road, Market Weighton, York, YO43 3JR**

**\*\*TRADITIONAL THREE BED SEMI-DETACHED \*\***

**\*\* LARGE CORNER PLOT - GARAGE AND WORKSHOP \*\***

This traditional three bedroom semi-detached property is located in a popular residential area within walking distance of the town centre.

Occupying a larger than average corner plot, the property briefly comprises hallway, living room, dining room, kitchen, and conservatory on the ground floor, whilst on the first floor are three bedrooms, two of which are doubles, and a modern family shower room.

Outside there are generous front, side, and rear gardens, a private driveway, garage, workshop, and summerhouse. 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**

**2**

**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 HALL

Front entrance door, door off to lounge.

#### CLOAKROOM

*1.17 x 0.94 (3'10" x 3'1")*



White suite - Low flush W/C, wash basin, radiator, frosted window, ceiling coving.

## LOUNGE

*4.20m x 3.90m (13'9" x 12'9")*



Gas fire with tiled surround and stone hearth, back boiler behind fire, ceiling coving, picture window, radiator, stairs off.

#### LOUNGE (ii)





## KITCHEN

3.40m x 2.20m (11'1" x 7'2")



Fitted sage green kitchen with grey marble effect worksurfaces over, stainless steel sink and drainer with mixer taps over, space for gas oven, extractor over, space for fridge, part-tiled walls, wood-effect flooring, ceiling coving, window through to conservatory.

## DINING ROOM

3.70m x 2.50m (12'1" x 8'2")



Ceiling coving, radiator, sliding patio doors to conservatory.

## CONSERVATORY

4.90m x 2.40m (16'0" x 7'10")

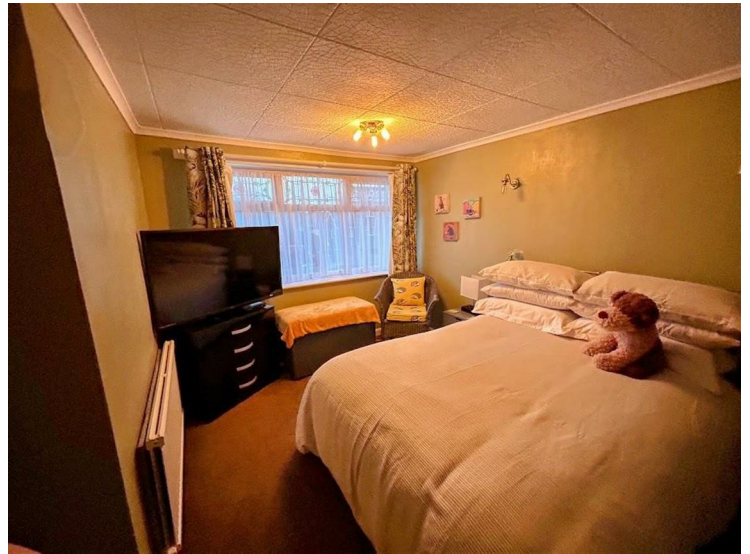


Wooden work surface, plumbing for washing machine, space for tumble dryer, concrete floor, door to rear garden.

## FIRST FLOOR

### BEDROOM 1

4.10m x 3.10m (13'5" x 10'2")



Window to front, ceiling coving, double radiator.



## BEDROOM 2

3.20m x 2.60m (10'5" x 8'6")



Window to rear, ceiling coving, radiator.

## BEDROOM 3

2.20m x 2.10m (7'2" x 6'10")



Window to rear, ceiling coving, radiator, cupboard off.

## SHOWER ROOM

1.97m x 1.84m (6'5" x 6'0")



Large corner shower cubicle with twin-head fitted Triton electric shower, wash basin with mixer tap set on vanity unit, low-flush W/C, heated ladder towel rail, part-tiled walls, frosted window.

## SHOWER ROOM(ii)





## OUTSIDE



## SIDE GARDEN



## FRONT GARDEN



Laid to lawn with gravelled areas, raised borders, wooden fence and hedge boundaries.

## REAR GARDEN



Mainly paved with raised borders, summerhouse, hedge boundary, gate off.



DRIVEWAY AND GARAGE

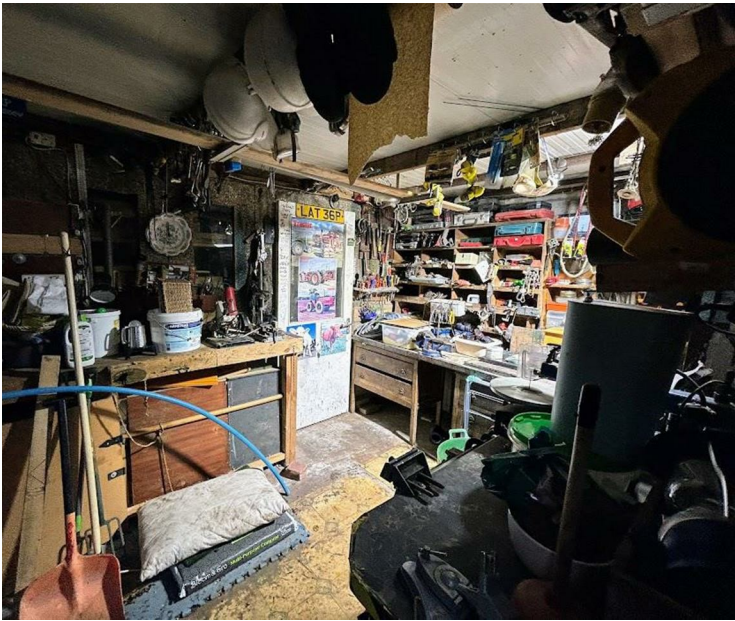
5.70m x 2.50m (18'8" x 8'2")



Gravelled driveway leading to garage with up-and-over door, lighting and power.

WORKSHOP

4.40m x 2.40m (14'5" x 7'10")



Lighting and power, door through to garage.

SERVICES

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

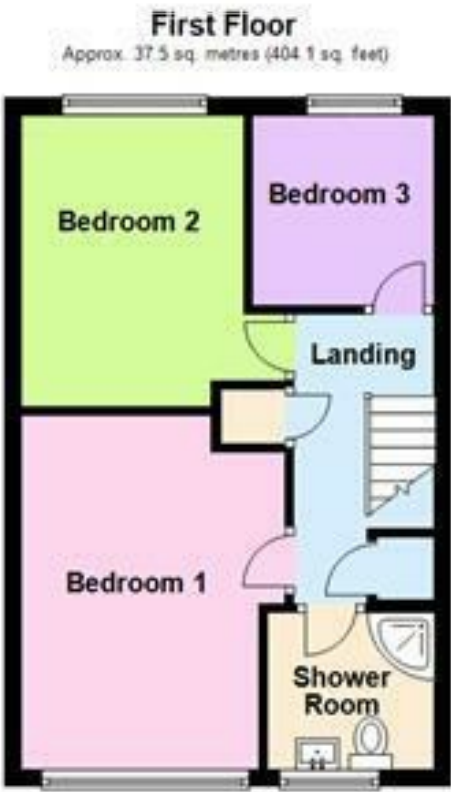
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

# Floor plan



Total area: approx. 87.6 sq. metres (942.5 sq. feet)