

HORNSEYS

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Offers Over £450,000

52 Spring Road, Market Weighton, York, YO43 3JE

* 4 BEDROOM 6 BATHROOM DETACHED CHARACTER PROPERTY *

* OPEN VIEWS OVER FIELDS AND TO GOODMANHAM BEYOND *

* IN NEED OF SOME MODERNISATION *

Located in a most sought after location with open views over fields and Goodmanham village, this generously proportioned house is full of character and, with a little modernisation, will become a beautiful and spacious family home.

Offering versatile accommodation with gardens to front and rear, PVCu double glazing, gas central heating and security alarm, the property briefly comprises entrance hall, kitchen with dining area, dining room, cloakroom, conservatory, and two double bedrooms, both with en-suites, on the ground floor. The first floor offers a further two double bedrooms, both with en-suites, two family bathrooms and a loft room.

Outside, the front is mainly laid to gravel with parking for several vehicles. There is a double garage and pathway which leads to rear garden that is laid to lawn with flower borders, patio area, mature shrubs and hedgerow boundaries.

The property is pleasantly situated on the northern border of this increasingly popular market town which has a full array of amenities and is central for Hull, York, Beverley, and the M62 motorway.

Bedrooms

4

Bathrooms

6

Receptions

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 PORCH

Front wooden entrance door, picture window to front, ceiling coving, double radiator, wall mounted intruder alarm, stairs off.

KITCHEN BREAKFAST ROOM

5.2m x 3.7m (17'0" x 12'1")



Fitted white kitchen with black marble effect work surface over, stainless steel sink with mixer tap, New World oven with space above for microwave or grill, gas hob with extractor fan over, space for fridge freezer, plumbing for washing machine, part tiled walls, black marble effect fireplace and mantle, two radiators, tiled floor, large window to the rear, small multi glazed window to the side, PVCu double doors to conservatory.

KITCHEN BREAKFAST ROOM(ii)



DINING ROOM

6.2m x 3.6m (20'4" x 11'9")



Two radiators, door to conservatory.

LIVING ROOM

5.4m x 3.9m (17'8" x 12'9")



Electric fire set in a marble effect mantel and surround, media wall, ceiling coving, radiator, door to conservatory,

CLOAKROOM

1.8m x 1.1m (5'10" x 3'7")



White suite comprising low flush W/C, pedestal wash basin with mixer taps, wall mounted Worcester GCH boiler, extractor fan, tiled floor, part tiled walls, window to front.

CONSERVATORY

8.2m x 3.5m (26'10" x 11'5")



PVCu conservatory set on a dwarf brick wall, overlooks the rear garden.

INNER HALLWAY

Radiator, hallway leading to bedroom 3.

BEDROOM 3

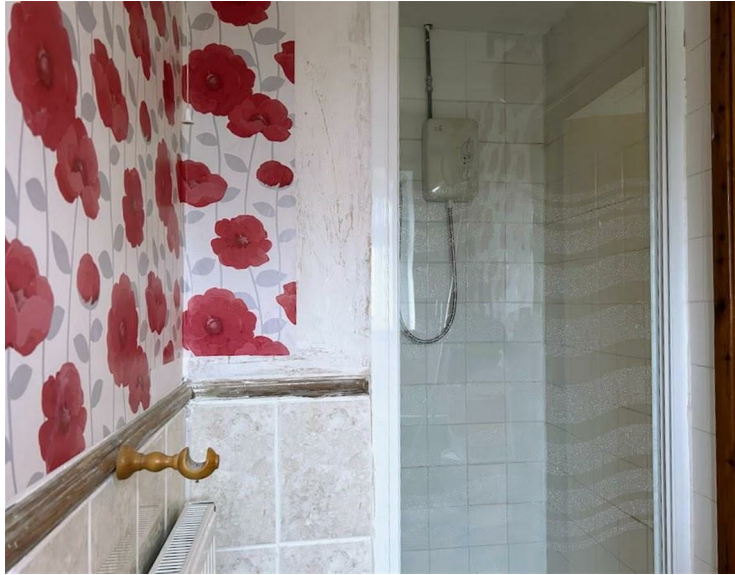
4.8m x 3.7m (15'8" x 12'1")



Ceiling coving, two radiators, window to front.

EN-SUITE

1.9m x 1.2m (6'2" x 3'11")



White suite comprising shower cubicle with electric shower, low flush W/C, pedestal wash basin with mixer taps, extractor fan, part tiled walls, tiled flooring window to front.

BEDROOM 4

3.9m x 2.9m (12'9" x 9'6")



Radiator, window to rear.

EN-SUITE

2.6m x 1.9m (8'6" x 6'2")



White suite comprising shower cubicle with electric shower, low flush W/C, pedestal wash basin with mixer taps, part tiled walls, radiator, wood effect flooring, window to rear.

FIRST FLOOR

LANDING

Ceiling coving, radiator, window to front.

MASTER BEDROOM

5.1m x 3.7m (16'8" x 12'1")



Ceiling coving, radiator, window to rear.

EN-SUITE

2.2m x 0.9m (7'2" x 2'11")



White suite comprising shower cubicle, low flush W/C, wash basin set in vanity unit, part tiled walls, vinyl wood effect flooring, radiator, central lighting.

FAMILY BATHROOM

3.9m x 2.4m (12'9" x 7'10")



White suite comprising rolled top bath with mixer taps and ornate feet, glass sink set in modern unit, shower cubicle with electric shower and luxury showerhead, low flush W/C, part tiled walls, vinyl flooring, ceiling coving, extractor fan, radiator.

BEDROOM 2

2.9m x 2.9m (9'6" x 9'6")



Ceiling coving, radiator, window to rear.

BATHROOM 2

2.6m x 1.9m (8'6" x 6'2")



White suite comprising bath with mixer taps, shower over, low flush W/C, pedestal wash basin, radiator, windows to rear and side.

LOFT ROOM

4.8m x 2.5m (15'8" x 8'2")



Two velux windows.

OUTSIDE



VIEWS



FRONT GARDEN

Gated in and out gravel driveway with parking for several vehicles, flower borders with hedge surround, pathway to side leading to kitchen door.

REAR GARDEN



Paved steps to raised lawn area, flower borders, mature trees and shrubs, hedgerow boundaries.

GARAGE

8.9m x 5.7m (29'2" x 18'8")



Double garage with up and over door.

SERVICES

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

Gas central heating.

COUNCIL TAX

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

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AGENTS NOTE

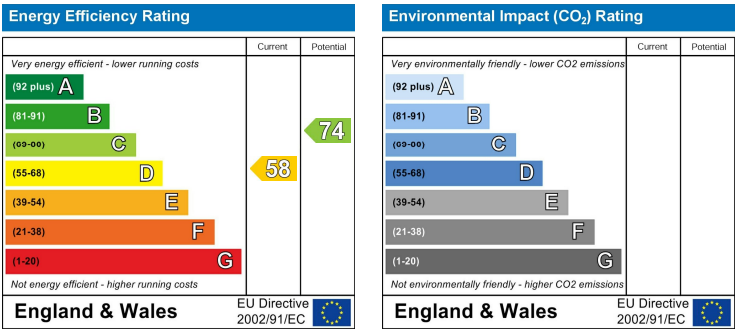
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

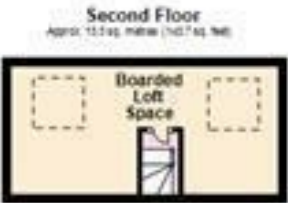
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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Floor plan



Total area: approx. 269.0 sq. metres (2895.3 sq. feet)