

HORNSEYS

ESTABLISHED 1885

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



Offers Over £450,000

18 Dawson Road, Market Weighton, YO43 3GE

**** IMMACULATE 6 BED DETACHED ****

**** A MUST SEE PROPERTY OFFERED WITH NO ONWARD CHAIN ****

Beautifully decorated and modern throughout, this stylish six bedroom detached house comes with a real wow factor.

Inside you are presented with an impressive entrance hall complete with galleried staircase, remote control mood lighting, and storage cupboards. There is a spacious, uber-modern breakfast kitchen and dining room both with double patio doors to the rear garden, utility room, cloakroom, a large living room with multi-fuel burner sat on a York Stone hearth, six bedrooms, (two with ensuite shower rooms) and a family bathroom.

Outside, the modern, low maintenance rear garden boasts WiFi connected feature lighting and has a large feature porcelain patio with Mediterranean BBQ, complete with marble worksurfaces. To the front of the property is a double garage, private driveway, and lawn area.

The roof of this property has recently been cleaned and treated to remove and prevent the recurrence of moss, mold, mildew, and algae. This property is situated within a short walking distance of the town centre of Market Weighton, an increasingly popular market town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and convenient commuter routes for York, Hull, Beverley and the M62 motorway.

Bedrooms

6

Bathrooms

4

Receptions

3



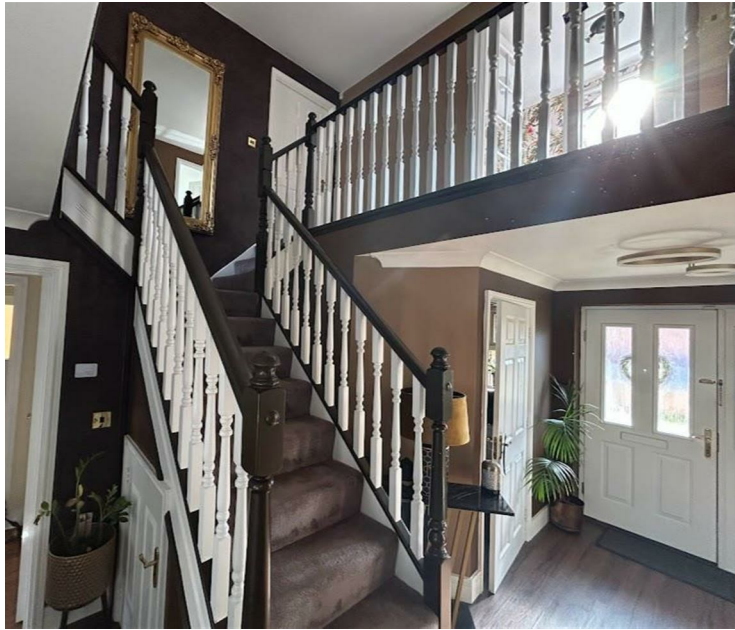
MARKET WEIGHTON

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

HALLWAY



Two storage cupboards, understairs cupboard, radiator, Karndean flooring, remote controlled mood lighting, gallery stairs off.

BREAKFAST KITCHEN

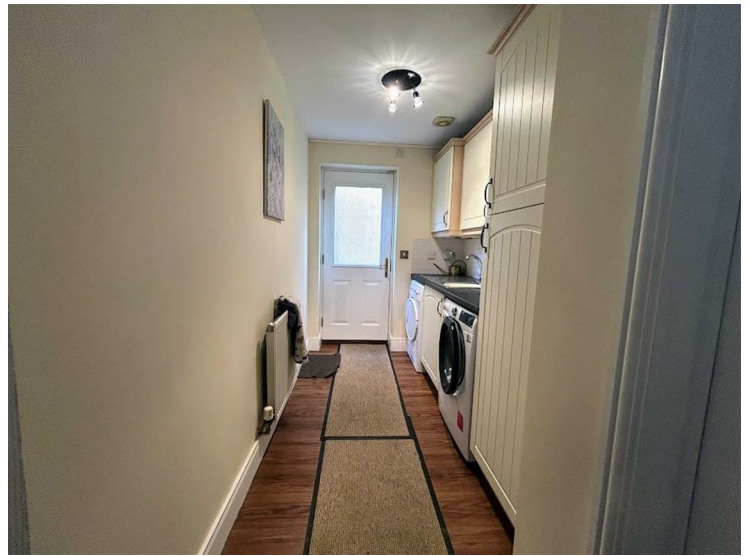
4.97m x 4.88m (16'3" x 16'0")



Modern fitted white gloss kitchen units with white quartz worksurface over, white porcelain 1.5 bowl sink and drainer with copper coloured mixer tap over, breakfast island with white quartz worksurface over, two built-in Neff ovens with slide-under doors, built-in microwave, five-ring Neff hob with Faber glass extractor fan, integrated larder fridge with freezer, integrated dishwasher, built-in wine fridge, rose-gold glass splashback, feature central ceiling light, inset ceiling lighting, feature radiator, Kardean flooring, television point, window to side, PVCu glazed double patio doors to rear garden.

UTILITY ROOM

3.90m x 1.78m (12'9" x 5'10")



White units with black laminate worksurface, stainless steel sink and drainer with mixer tap over, cupboard housing Ideal gas central heating boiler, plumbing for washing machine, space for tumble dryer, tiled splashback, ceiling light, extractor fan, Karndean flooring, personnel door into garage, PVCu door to side.

DINING ROOM

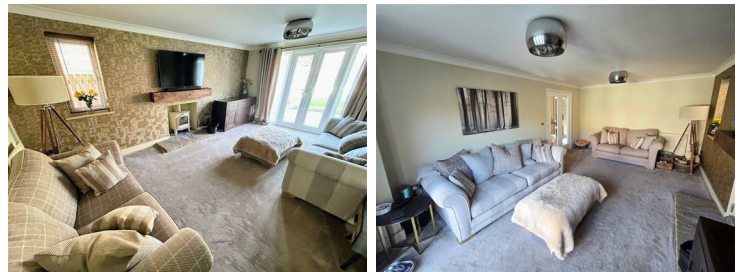
4.37m x 3.05m (14'4" x 10'0")



Glazed double doors to hallway, wood panelling to walls, ceiling coving, radiator, window and glazed patio doors to rear garden.

LIVING ROOM

5.53m x 3.55m (18'1" x 11'7")



Multi-fuel stove sat on York Stone hearth, two feature ceiling lights, ceiling coving, radiator, television point, telephone point, window to side, double patio doors to rear garden.

STUDY

3.55m x 2.39m (11'7" x 7'10")



Windows to front, radiator.

CLOAKROOM

2.12m x 1.03m (6'11" x 3'4")



White suite comprising low-flush W/C, wash basin set on marble and oak vanity unit, feature radiator, wood panelling to wall, Kardean flooring.

FIRST FLOOR

LANDING

Gallery landing, door to large airing cupboard, access to fully boarded loft space.

MASTER BEDROOM

4.54m x 3.66m (14'10" x 12'0")



Built-in wardrobes, shelving to side, television point, telephone point, radiator, three windows to front fitted with luxury shutters.

MASTER ENSUITE

2.50m x 1.17m (8'2" x 3'10")



White suite comprising low flush W/C, wash basin set on marble and oak vanity unit, shower cubical with twin head plumbed shower, heated towel radiator, extractor fan, inset ceiling lighting, tiled walls, tiled flooring.

BEDROOM 2

3.92m x 3.25m (12'10" x 10'7")



Built-in wardrobes, radiator, window.

BEDROOM 2 ENSUITE

2.83m x 1.19m (9'3" x 3'10")



White suite comprising low-flush W/C, pedestal wash basin, shower cubicle with single head plumbed shower, extractor fan, part-tiled walls, linoleum flooring, frosted window.

BEDROOM 3

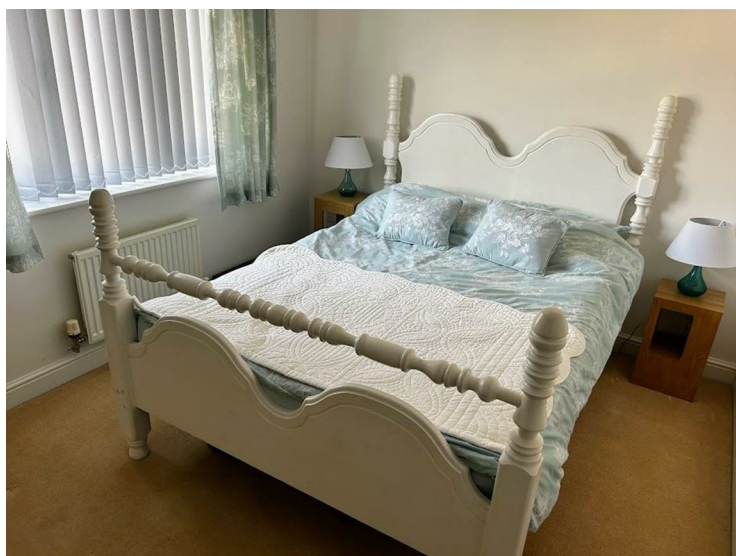
4.31m x 3.42m (14'1" x 11'2")



Built-in wardrobes, radiator, two windows to front.

BEDROOM 4

3.69m x 2.71m (12'1" x 8'10")



Built-in wardrobe, radiator, window to rear.

BEDROOM 5

2.96m x 2.71m (9'8" x 8'10")



Fitted wardrobe, radiator, window to rear.

BEDROOM 6

2.84m x 1.56m (9'3" x 5'1")



Radiator, arched window to front.

FAMILY BATHROOM

2.52m x 2.01m (8'3" x 6'7")



White suite comprising low-flush W/C, pedestal wash basin, panelled bath, shower cubical with twin head plumbed shower, part-tiled walls, radiator, linoleum flooring, frosted window to side.

OUTSIDE

DOUBLE GARAGE
5.44m x 5.20 (17'10" x 17'0")

Twin up-and-over doors, power and lighting.

FRONT GARDEN

Mainly laid to lawn with brick wall boundary, block paved private double driveway leading to garage, paved path to side leading to rear garden.

REAR GARDEN



Low maintenance landscaped garden with WiFi connected feature lighting, lawn with paved and gravel borders, raised large feature porcelain patio with Mediterranean BBQ area, marble worktop, space for appliances, power connected, fence boundaries.

SERVICES

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

COUNCIL TAX

Council Tax Band F.

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.

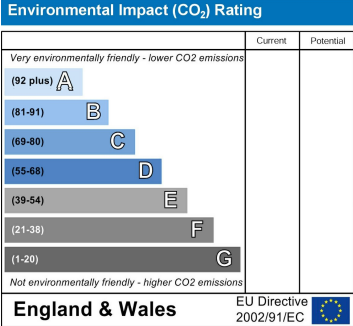
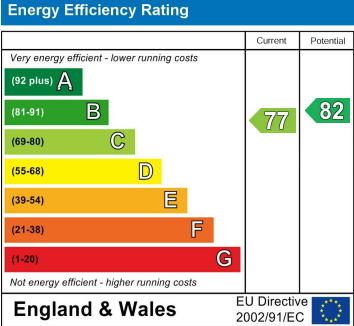
FREE VALUATION

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.



Floor plan



Total area: approx. 222.6 sq. metres (2396.5 sq. feet)