

# HORNSEYS

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**£279,000**

## **30 St. Aiden Close, Market Weighton, York, YO43 3HE**

**\*\* THREE BED DETACHED BUNGALOW \*\***

Located in a popular residential area close to the town centre, this three bedroom detached bungalow occupies a generous plot.

Well maintained by the current owner, the property briefly comprises hallway, kitchen, living room, conservatory, master bedroom with ensuite, two further bedrooms and a family bathroom.

Outside the property to the front is laid to gravel with a tarmac driveway providing ample parking, whilst the rear and side gardens are mainly laid to lawn and offer privacy.

The property also benefits from gas central heating and PVCu double glazing.

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**

**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

### HALLWAY



Radiator, loft access point.

### KITCHEN

*2.97m x 2.65m (9'8" x 8'8")*



Fitted cream kitchen with grey work surface over, enamel 1.5 sink with mixer tap over, Zanussi 1.5 oven, Zanussi four-ring gas hob with extractor over, integrated Zanussi fridge freezer, integrated Beko dishwasher, integrated Beko washer/dryer, skirting heater, part-tiled walls, vinyl flooring, window to side, door into conservatory.

## CONSERVATORY

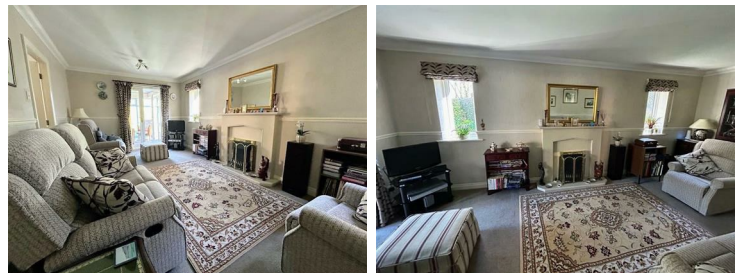
*4.60m x 2.60m (15'1" x 8'6")*



Vinyl flooring, french doors to rear garden.

## LIVING ROOM

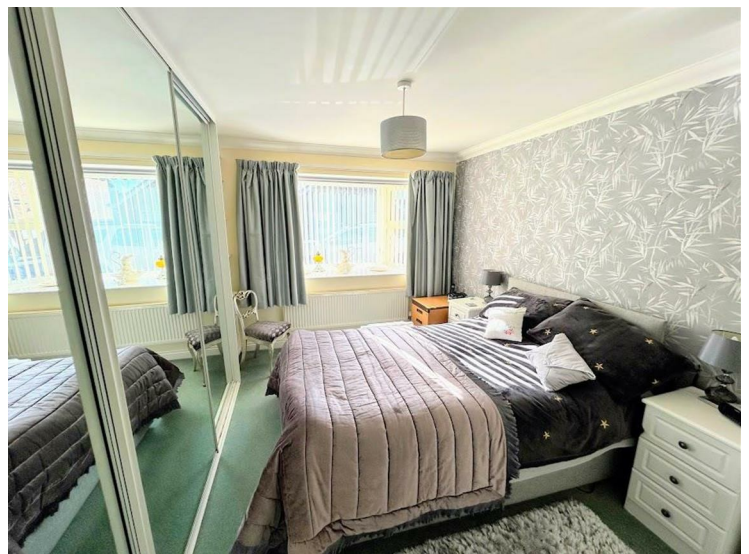
*6.15m x 3.26m (20'2" x 10'8")*



Electric fire with stone surround, ceiling coving, inset lights, radiator, two windows to side, door into kitchen and patio doors to conservatory.

## BEDROOM 1

*4.27m x 3.27m (14'0" x 10'8")*



Mirrored wardrobes, shelving and drawers, ceiling coving, radiator, bay window to front.



### EN-SUITE

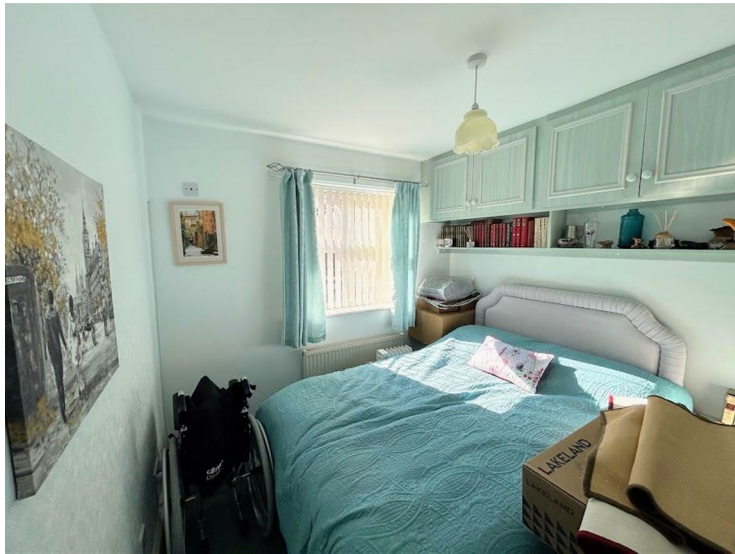
1.40m x 1.38m (4'7" x 4'6")



White suite comprising shower cubicle with wash basin in vanity unit, wall mounted mirror fronted cupboard, low flush W/C, heated ladder towel rail, tiled walls, tiled flooring, extractor fan

### BEDROOM 2

2.96m x 2.64m (9'8" x 8'7")



Fitted wardrobes and cupboards, radiator, window to front.

### BEDROOM 3

2.70m x 2.40m (8'10" x 7'10")



Radiator, window to side.

### BATHROOM

2.05m x 1.69m (6'8" x 5'6")



White suite comprising panel bath with plumbed shower over, folding shower screen and mixer tap, wash basin set in vanity unit, low flush W/C, fully tiled walls and floor, heated ladder towel rail, extractor fan, window to side.

### OUTSIDE

### GARAGE

5.11m x 2.52m (16'9" x 8'3")

Up-and-over door, lighting and power, personnel door to side.



FRONT GARDEN



Gravelled area and hard standing tarmac area providing ample parking.

SIDE GARDEN



Laid to lawn with flowerbeds, pathway leading to garage, hedge and fence boundaries.

REAR GARDEN



Laid to lawn with paved patio area, flowerbeds, wooden and hedgerow boundaries.

SERVICES

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

COUNCIL TAX

Council Tax Band C.

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

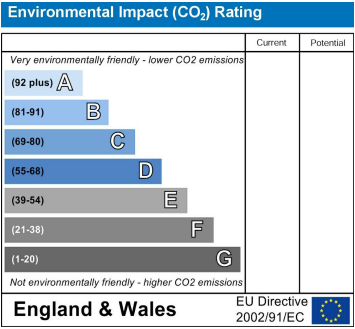
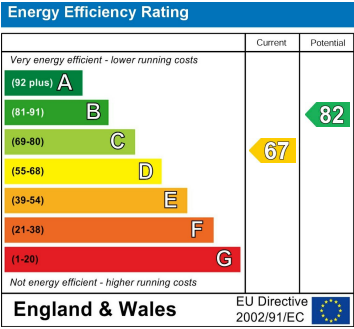
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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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# Floor plan

