

HORNSEYS

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Offers Over £250,000

122 York Road, Market Weighton, Market Weighton, YO43 3EF

**** TOWN CENTRE FAMILY HOME WITH PARKING ****

**** VIEWING ESSENTIAL ****

This well presented and maintained three bedroom house offers generous accommodation and is sure to appeal to a variety of purchasers.

Located close to the town centre, the property comprises entrance hall, living room, kitchen, dining room, and conservatory on the ground floor, whilst upstairs there are three double bedrooms and a family shower room.

Outside to the front is parking and a garage, and to the rear is a large, secluded garden which is laid to lawn with gravelled areas and floral borders.

Market Weighton is 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

3

Bathrooms

1

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, gym, 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



PVCu entrance door, coved ceiling, radiator, window to side and front.

LIVING ROOM

4.59m x 3.48m (15'0" x 11'5")



Feature fire surround with shelving above and electric fire, telephone point, ceiling coving, radiator, bay window to front.

KITCHEN

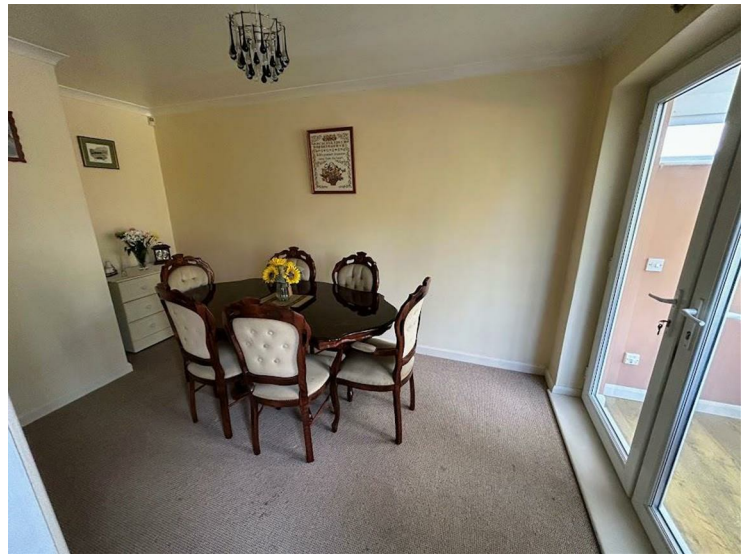
4.28m x 2.71m (14'0" x 8'10")



Fitted cream kitchen units with laminate work surface over, larder cupboard, 1.5 enamel sink with drainer and mixer tap over, four-ring electric hob with extractor over, built-in oven, spaces for fridge, freezer, plumbing for washing machine and tumble dryer, part-tiled walls, window to rear, archway though to dining room. PVCu door to rear garden.

DINING ROOM

4.44m x 2.54m (14'6" x 8'3")



Ceiling coving, radiator, french door into conservatory.

CONSERVATORY

3.06m x 2.50m (10'0" x 8'2")



PVCu conservatory set on a dwarf brick wall with a plastic roof, laminate wood effect flooring, PVCu door to rear garden.

FIRST FLOOR

LANDING

Storage cupboards, loft access point, loft part-boarded with light and ladder.

BEDROOM 1

3.49m x 2.87m (11'5" x 9'4")



Fitted wardrobes, ceiling coving, television point, radiator, window to front.

BEDROOM 2

4.63m x 3.15m (15'2" x 10'4")



Fitted cream bedroom furniture, ceiling coving, television point, radiator, window to rear.

BEDROOM 3

3.68m x 2.71m (12'0" x 8'10")



Fitted wardrobes, ceiling coving, television point, window to front.

FAMILY SHOWER ROOM

2.67m x 1.69m (8'9" x 5'6")



Fitted white suite comprising walk-in double shower with Mermaid Board waterproof walls and glass screen, low level W/C, wash basin set in vanity unit, ceiling coving, wall mounted heater, laminate flooring, window to rear.

OUTSIDE

FRONT GARDEN



Gravelled area with cherry blossom tree, block paved driveway with parking for several vehicles leading to garage.

GARAGE

6.97m x 2.40m (22'10" x 7'10")

Up-and-over door, power and lighting, space at rear for workshop, Ladders to boarded out upper roof area which is currently used as a home gym, personnel door to rear garden.

REAR GARDEN



Secluded rear garden laid to lawn, gravelled areas with floral borders, outside tap, timber and hedgerow boundaries.

SERVICES

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

COUNCIL TAX

Council Tax Band A.

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.

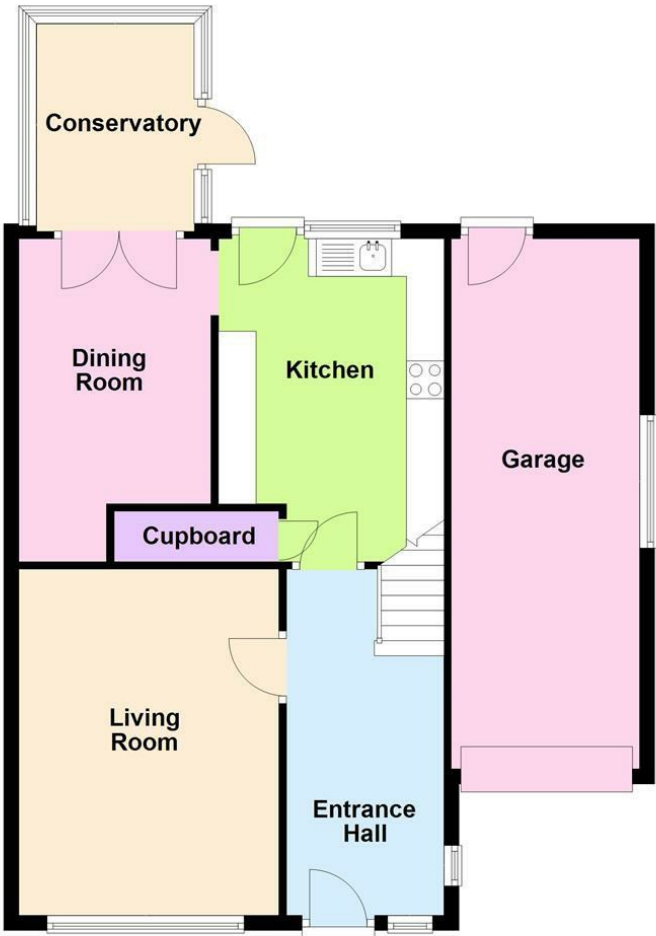
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Approx. 74.9 sq. metres (806.2 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



Total area: approx. 126.2 sq. metres (1358.5 sq. feet)