

# HORNSEYS

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**Asking Price £280,000**

**29 Beverley Road, Market Weighton, York, YO43 3JN**

\*\*\* 3 BED DETACHED BUNGALOW \*\*\*

\*\*\* IN NEED OF MODERNISATION \*\*\*

Situated within the much sought after location of Beverley Road, this three bedroom detached bungalow occupies a generous plot and is set back from the road offering much privacy.

The property briefly comprises living room, kitchen, dining area, two double bedrooms, a third bedroom/study, and a family bathroom.

Outside to the front of the property is laid to gravel with parking for several vehicles and a driveway leading to the detached garage, whilst to the rear is a large secluded garden mainly laid to lawn.

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      Bathrooms      Receptions**

**3**

**1**

**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, 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

### HALLWAY

PVCu entrance door, radiator, tiled flooring, loft access point.

### LOUNGE

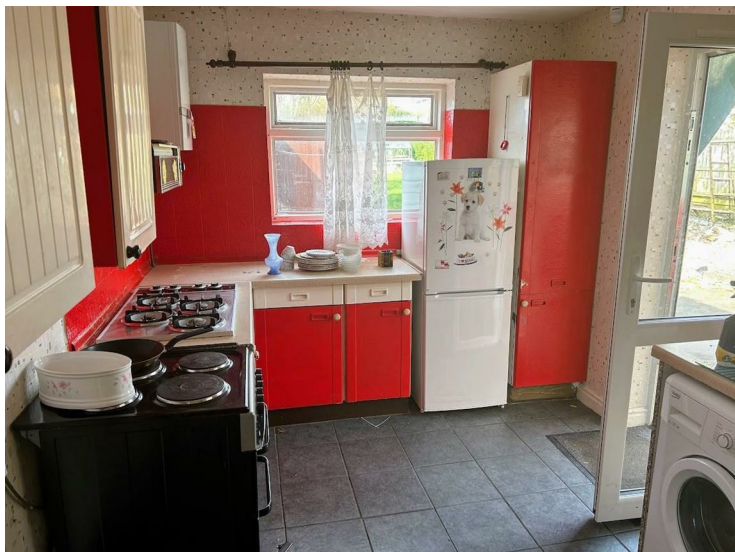
4.06m x 3.88m (13'3" x 12'8")



Living flame coal effect gas fire set in wooden surround with marble hearth, television point, telephone point, radiator, ceiling coving, bay window to front.

### KITCHEN

6.75m x 2.65m (22'1" x 8'8")



Fitted red and white kitchen with grey worksurface over,

stainless steel sink with drainer, space for oven, fridge freezer, and plumbing for washing machine, Valliant wall mounted gas central heating boiler, tiled flooring, radiator, PVCu door to rear garden, window to side and rear.

### DINING AREA

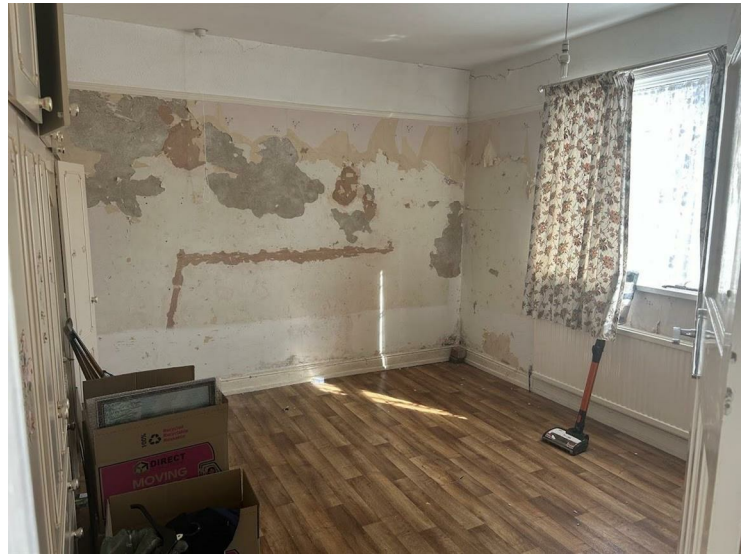
3.45m x 2.79m (11'3" x 9'1")



Vinyl wood effect flooring, radiator, ceiling coving, bay window to side.

### BEDROOM 1

4.03m x 3.44m (13'2" x 11'3")



Built-in cream bedroom furniture, vinyl wood effect flooring, radiator, window to front.



## BEDROOM 2

3.49m x 3.04m (11'5" x 9'11")



Vinyl wood effect flooring, radiator, window to rear.

## BEDROOM 3 / STUDY

2.53m x 1.89m (8'3" x 6'2")



Fitted cupboards, one housing hot water cylinder, window to rear.

## BATHROOM

2.50m x 1.60m (8'2" x 5'2")



White suite comprising panelled bath with electric shower over, shower curtain, pedestal wash hand basin, low flush W/C, part-tiled walls, vinyl flooring, radiator, window to rear.

## ATTIC ROOM

Boarded.

## OUTSIDE



## GARAGE

5.92m x 2.83m (19'5" x 9'3")



Detached garage with up-and-over door, power and lighting.

## FRONT GARDEN



Front garden is laid to gravel with parking area for three vehicles, driveway leading to single brick detached garage, trees and shrubs with fence and hedgerow boundaries.

## REAR GARDEN



Large secluded rear garden laid mainly to lawn with a patio area, variety of mature trees, flower borders, shrubs, various outbuildings, fence and hedgerow boundaries.

## 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

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 <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

## Floor Plan

Approx. 81.7 sq. metres (879.7 sq. feet)



Total area: approx. 81.7 sq. metres (879.7 sq. feet)