

HORNSEYS

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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£250,000

7 Hanson Close, Market Weighton, York, YO43 3NJ

**** LARGE 3/4 BED SEMI DETACHED DORMER BUNGALOW ****

**** NO ONWARD CHAIN ****

Located in a quiet cul-de-sac, this 3/4 bedroom semi-detached dormer bungalow offers generous and flexible accommodation.

On the ground floor the property briefly comprises entrance hallway, kitchen, living room and dining room, double bedroom, and family bathroom. The first floor offers two further double bedrooms, a Jack-and-Jill shower room, and a large dressing room that is currently used as an office.

Outside the front garden is low maintenance and laid to gravel with occasional shrub planting. The side driveway is block paved, affording parking for several vehicles, and leads to the detached brick garage.

The rear garden is also low maintenance being paved with shrub planting and fence borders.

This property is situated within walking distance of Market Weighton town centre, 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

2

Receptions

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

Entrance door, wood effect laminate flooring, radiator, stairs off, door through to kitchen.

KITCHEN

3.50m x 2.62m (11'5" x 8'7")



Fitted white kitchen with worktops over, 1.5 stainless steel sink and drainer with mixer taps, Neff oven and five-ring gas hob with extractor over, microwave, dishwasher, fridge, freezer, washing machine, dryer, ceiling coving, part-tiled walls, radiator, wood effect laminate flooring, window to rear, door to rear garden.

LIVING ROOM AND DINING ROOM

6.57m x 4.51m (21'6" x 14'9")



Gas flame effect fire set in marble surround and hearth, large storage cupboard, ceiling coving, two radiators, two large picture windows to front.

BEDROOM 1

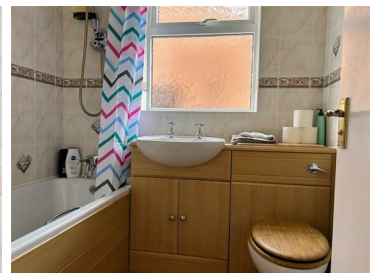
3.78m x 2.79m (12'4" x 9'1")



White fitted bedroom furniture, wood effect laminate flooring, radiator, door and window to rear garden.

BATHROOM

1.97m x 1.66m (6'5" x 5'5")



White suite comprising panel bath with mixer tap and thermostatic mixer shower over, wash basin in oak vanity unit, low flush W/C, fully tiled walls, extractor fan, wood effect laminate flooring, window to side.

FIRST FLOOR

BEDROOM 2

3.36m x 2.92m (11'0" x 9'6")



Radiator, window to rear, doorway to inner landing.

INNER LANDING

Large storage cupboard and storage in eaves, doorway to shower room.

BEDROOM 3

3.71m x 3.32m (12'2" x 10'10")



Radiator, window to front.

DRESSING ROOM

3.51m x 2.98m (11'6" x 9'9")



Radiator, window to side, door into shower room.

JACK & JILL SHOWER ROOM

2.33m x 1.88m (7'7" x 6'2")



White suite comprising shower cubicle with electric Mira shower, hand basin set in vanity unit, low flush W/C, extractor fan, radiator, opening window in the roof.

OUTSIDE

GARAGE

5.82m x 2.82m (19'1" x 9'3")

Electric up-and-over door, power and lighting, personnel door to side.

FRONT GARDEN

Laid to slate with shrub and planted areas, block paved driveway for several vehicles.

REAR GARDEN



Large paved area with shrubs, rear gate, fenced 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.

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

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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 CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

Floor plan

