

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£235,000

20 Lambert Close, Market Weighton, York, YO43 3BE

Situated in a quiet cul-de-sac close to the town centre, this three bedroom detached house occupies a corner plot and benefits from a sought after south facing rear garden, detached double garage, PVCu double glazing and gas central heating. In addition, the property briefly comprises kitchen, living room, W/C, conservatory, three bedrooms, family bathroom, and gardens to the front and rear.

Market Weighton is an increasingly popular market town with a full array of amenities. Situated on the edge of the Yorkshire Wolds overlooking the Vale of York, it is central for York, Hull, Beverley and has easy access to 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.

ACCOMODATION

KITCHEN

4.88m x 3.18m (16'0" x 10'5")



Fitted beech effect kitchen with black work surface over, white sink and drainer with mixer tap, four-ring electric hob, extractor fan over, electric oven, wall mounted gas central heating boiler, plumbing for washing machine, part-tiled walls, PVCu entrance door, stairs off, ceiling coving.

WC

1.96m x 0.92m (6'5" x 3'0")



Wash basin with vanity unit, low flush W/C, tiled flooring, extractor fan.

LIVING ROOM

4.88m x 4.02m (16'0" x 13'2")



Gas fire with timber mantle and black granite effect hearth, television point, ceiling coving, radiator.

CONSERVATORY

3.57m x 3.02m (11'8" x 9'10")



Set on a dwarf brick wall, wood effect flooring, double doors into garden.

BEDROOM 1

3.79m x 2.87m (12'5" x 9'4")



Range of built in bedroom furniture, ceiling coving, radiator.

BATHROOM

2.51m x 1.90m (8'2" x 6'2")



Panel bath with shower over and fitted shower screen, pedestal wash basin, low flush W/C, part tiled walls, storage cupboard, radiator.

BEDROOM 2

3.49m x 2.41m (11'5" x 7'10")



Range of fitted bedroom furniture, ceiling coving, radiator, loft access point.

BEDROOM 3

2.38m x 2.37m (7'9" x 7'9")



Radiator.

OUTSIDE

FRONT GARDEN



Low maintenance gravel area with mature shrubs, tarmac driveway.

REAR GARDEN



Laid to lawn, paved patio, timber fenced boundaries, flower and shrub borders.

DOUBLE GARAGE
6.53m x 5.37m (21'5" x 17'7")



Range of fitted units and work bench, power and lighting, up and over door. Paved area at the rear suitable for a shed.

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 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.

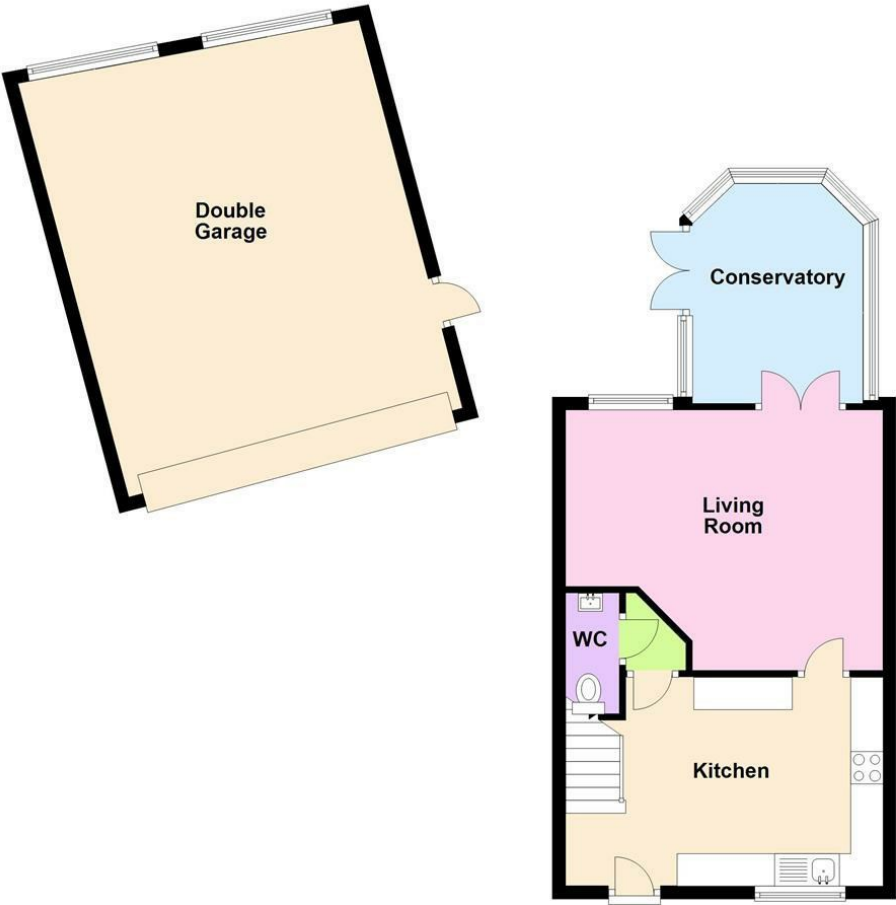
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

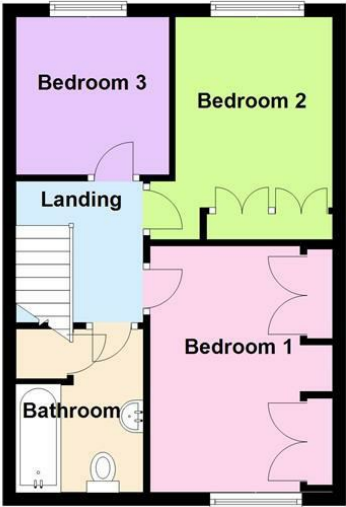
Ground Floor

Approx. 79.1 sq. metres (851.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 115.1 sq. metres (1238.8 sq. feet)
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