

# HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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

*www.hornseys.uk.com*



**Offers Over £285,000**

**12 Walkington Drive, Market Weighton, York, YO43 3NR**

**\*\* IMMACULATE AND MODERN 3 BED DETACHED IN QUIET CUL DE SAC \*\***

This immaculately presented three bedroom detached property effortlessly combines sleek, modern styling with the practicalities of a family home. Briefly comprising entrance hall, large living room with wood burning stove, modern open-plan kitchen and dining area with garden room leading out through french doors to rear garden, downstairs W/C, and a garage conversion incorporating a utility room and store room, whilst upstairs there is the master bedroom with en-suite shower room, two further double bedrooms, and a modern family bathroom with double-ended bath and separate shower. Outside the property to the front is a low maintenance gravelled area and blocked paving area with parking for two vehicles, access to the garage store and pathway leading to the rear of the property. The rear garden is mainly laid to lawn with a paved patio area and timber fenced boundaries.

The property also benefits from solar roof panels and an electric car charging port.

The property is very pleasantly situated on a quiet cul de sac on Walkington Drive off York Road being convenient for the centre and local amenities of this popular town central for Hull, York, Beverley and the M62 Motorway.

**Bedrooms**

**3**

**Bathrooms**

**3**

**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

### ENTRANCE HALL

Front entrance door, radiator, stairs off.

### LIVING ROOM

*5.12m x 3.58m (16'9" x 11'8")*



Valiant wood burner set in media wall, ceiling coving, radiator, window to front, wooden glazed doors into kitchen area.

### KITCHEN DINING AREA

*5.55m x 2.82m (18'2" x 9'3")*



Stunning open plan kitchen dining area with Wren grey fitted kitchen with wood effect work surfaces over, grey splashbacks, stainless steel sink and drainer with mixer taps, built-in electric oven, four-ring gas hob with extractor over, integrated fridge and dishwasher, walk-in cupboard with space for fridge freezer, wood effect laminate flooring, radiator, large window to rear, dining area leading into Garden Room.

## DINING AREA AND GARDEN ROOM



### GARDEN ROOM

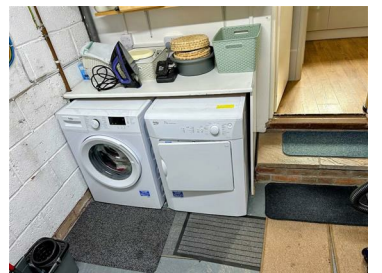
*3.15m x 2.94m (10'4" x 9'7")*



Wood effect laminate flooring, large window to rear, French doors into rear garden.

### UTILITY ROOM

*2.95m x 2.41m (9'8" x 7'10")*

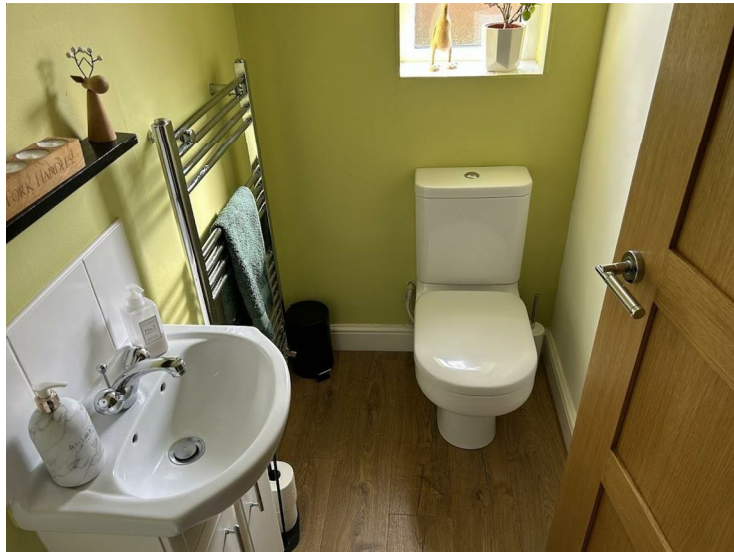


The garage has been part converted to create a handy utility room which has white fitted units with grey worksurfaces over, space for washing machine and dryer, access to boarded loft space above with lighting, wall mounted Solax Power unit, concrete flooring, window to side.



## W/C

1.67m x 1.09m (5'5" x 3'6")



White suite comprising wall mounted sink, low flush W/C with storage below, part-tiled walls, wood effect laminate flooring, heated ladder towel rail, window to rear.

## STORE ROOM

2.34m x 1.83m (7'8" x 6'0")

Access to store room is via electric roller door to the front of the property.

## FIRST FLOOR

### LANDING

Loft access point, ceiling coving.

### BEDROOM 1

3.54m x 2.73m (11'7" x 8'11")



Built-in mirrored bedroom furniture, airing cupboard housing hot water cylinder, ceiling coving, radiator, window to front.

### EN-SUITE

1.86m x 1.77m (6'1" x 5'9")



White suite comprising pedestal wash basin, low flush W/C,

shower cubicle with gravity feed shower, part-tiled walls, heated ladder towel rail, extractor fan, window to front.

### BEDROOM 2

4.20m x 2.18m (13'9" x 7'1")



Ceiling coving, radiator, window to front and rear.

### BEDROOM 3

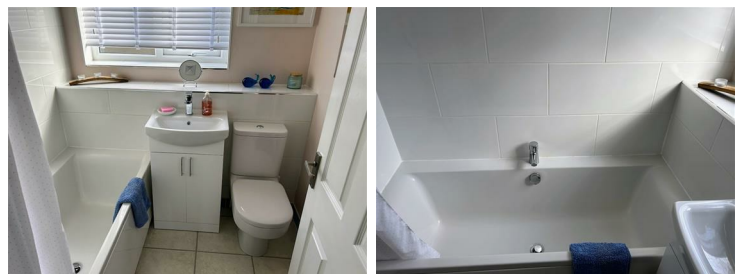
2.85m x 2.82m (9'4" x 9'3")



Ceiling coving, radiator, window to rear.

### FAMILY BATHROOM

1.94m x 1.94m (6'4" x 6'4")



White suite comprising panel bath with Mira electric shower over, low flush W/C, wash basin set in vanity unit, part-tiled walls, tiled flooring, window to rear.

## OUTSIDE

### FRONT GARDEN

Gravelled area adjoining blocked paved drive with parking for two vehicles, access to the store room, side entrance leading to the rear garden, Alfen electric car charging port.

## REAR GARDEN



The rear garden is mainly laid to lawn with a paved patio area and timber fenced boundaries.

## SERVICES

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

## COUNCIL TAX BAND

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 <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

## Ground Floor

Approx. 62.4 sq. metres (671.3 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)