

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com



Offers Over £220,000

38 St. Aiden Close, Market Weighton, YO43 3HE

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

Located in a popular residential area close to the town centre, this delightful property offers a perfect blend of comfort and convenience. With a generous living space and three bedrooms, making it an ideal choice for families. The property briefly comprises entrance hall, lounge, kitchen diner with French doors to rear garden. Whilst upstairs there are 3 bedrooms and a family bathroom. Outside the property to the front is laid to lawn with a driveway for several vehicles, garage with lighting and power. To the rear is a fully enclosed garden laid to lawn with paved patio area, fenced boundaries and gate to front of property. The property also benefits from gas central heating and PVCu double glazing. Market Weighton is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and convenient commuter routes for Beverley, York, Hull 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, 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

PVCu entrance door, laminate flooring, radiator, stairs off.

LOUNGE

4.4m x 3.62m (14'5" x 11'10")



Bay window to front, telephone point, TV point, radiator, ceiling coving, under stairs cupboard.

KITCHEN/DINER

4.57m x 2.60m (14'11" x 8'6")



Open plan kitchen diner with a range of fitted cream kitchen units, laminate work surfaces over, ceramic sink with mixer taps, Beko oven with Zanussi gas hob and extractor over, integrated dishwasher, part tiled walls, tiled flooring, radiator, window to rear, panelling to walls in diner, French doors to rear garden.

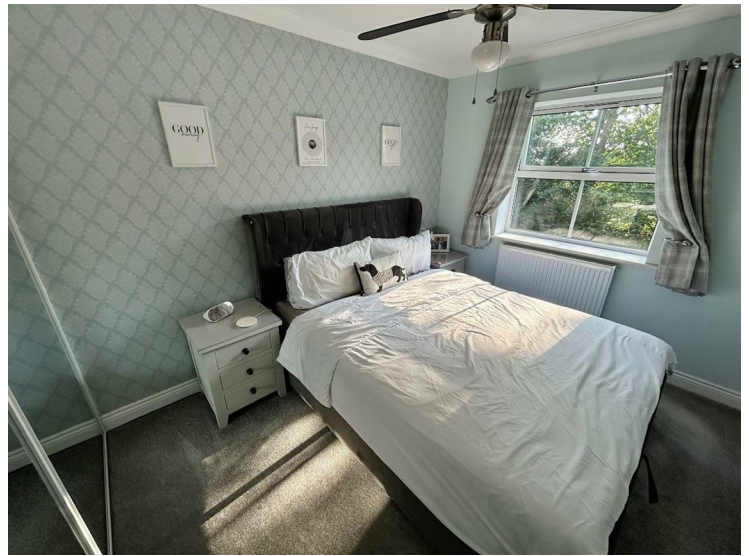
FIRST FLOOR

LANDING

Loft access point, window to side.

BEDROOM 1

3.15m x 2.62m (10'4" x 8'7")



Fitted mirrored wardrobe, radiator, ceiling coving, telephone point, window to rear.

BEDROOM 2

3.33m x 2.62m (10'11" x 8'7")



Radiator, window to front.

BEDROOM 3

2.28m x 1.91m (7'5" x 6'3")



Radiator, window to front.

BATHROOM

1.88m x 1.73m (6'2" x 5'8")



White suite comprising panelled bath with luxury showerhead and hand held showerhead combination, shower screen, low flush W/C, wash basin set in vanity unit, fully tiled walls, tiled flooring, inset ceiling lights, extractor fan, chrome heated towel rail, frosted window to rear.

OUTSIDE

GARAGE

5.07m x 2.93m (16'7" x 9'7")

Up and over door, power and lighting.

FRONT GARDEN



Laid to lawn with double driveway for several vehicles.

REAR GARDEN



Mainly laid to lawn with paved patio area, fully enclosed with fenced boundaries with gate to front.

SERVICES

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

Gas central heating.

COUNCIL TAX

Council tax band B

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

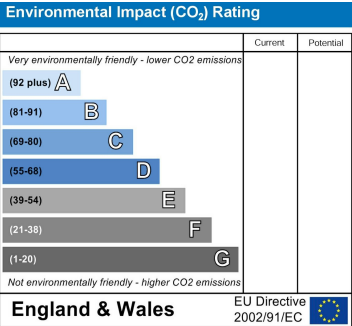
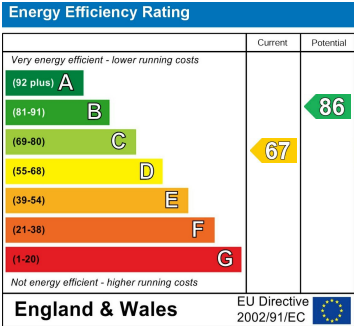
heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.



Floor plan

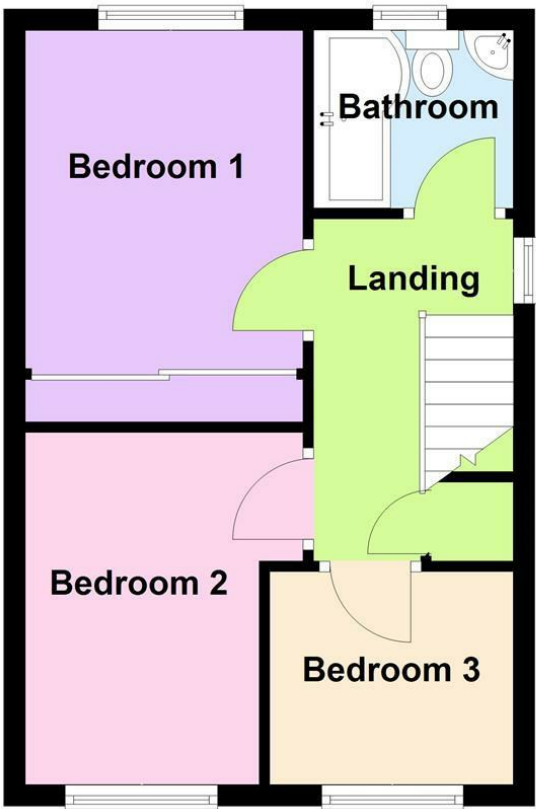
Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 65.5 sq. metres (704.9 sq. feet)