

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£280,000

5 Orchard Court, Market Weighton, York, YO43 3QJ

PRICE REDUCED

** MODERN 4 BED DETACHED HOME IN DESIRABLE LOCATION **

** NO ONWARD CHAIN **

This well presented four bedroom detached family home is very pleasantly situated on a quiet cul-de-sac in one of the most desirable locations in Market Weighton. The accommodation comprises a welcoming entrance hall, cloakroom/WC, and stairs leading to the first floor. The spacious sitting room spans the front of the home with a large bay window, while the spacious kitchen diner at the rear features French doors that open onto the garden, perfect for entertaining. From the kitchen diner, there's a generous family room, thoughtfully converted from the original garage. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with a modern en-suite shower room, and a family bathroom.

Outside to the front the garden is laid to gravel, whilst to the side is a private driveway and to the rear a lawned garden with fence and hedge boundaries offering much privacy.

Market Weighton is an increasingly popular market town with a full array of amenities, and is central for York, Hull, Beverley and the M62 motorway.

Bedrooms

4

Bathrooms

2

Receptions

2



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

GROUND FLOOR

ENTRANCE HALL



Inset ceiling lights, wood effect vinyl flooring, staircase off, built in storage cupboard, under stairs storage, radiator.

LIVING ROOM

5.52m x 3.30m (excl. bay) (18'1" x 10'9" (excl. bay))



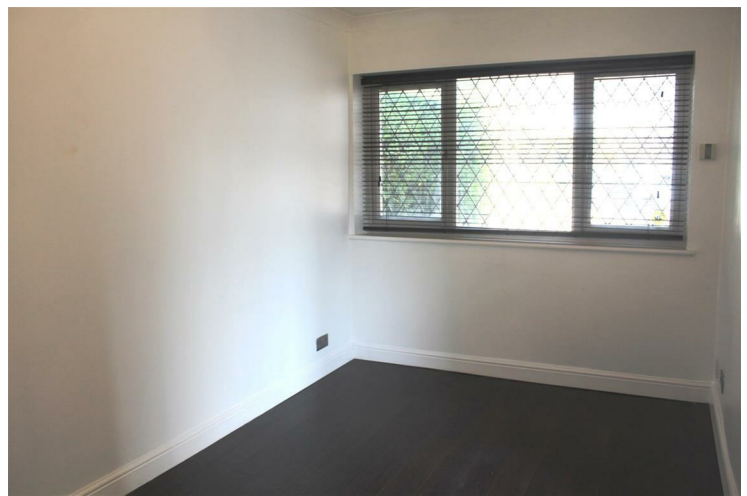
Marble effect fireplace incorporating gas fire, wood effect vinyl flooring, television point, radiator, bay window and arched window to front.

LIVING ROOM (2)



FAMILY ROOM

4.14m x 2.32m (13'6" x 7'7")



Wood effect flooring, window to front.

DINING KITCHEN

5.52m x 3.23m (18'1" x 10'7")



Wood effect fitted kitchen with dark grey worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap over, Hotpoint gas hob, electric grill and oven, extractor over, integral fridge freezer, wall-mounted Worcester combi-boiler, inset ceiling lighting, part ceiling coving, part-tiled walls, tiled floor, radiator, French doors to the rear garden, window to the rear.

DINING KITCHEN (2)



WC



Low flush WC with vanity washbasin over, part-tiled walls, tiled flooring, radiator.

FIRST FLOOR

LANDING

Inset ceiling lights, ceiling coving, access to part-boarded roof space with aluminium loft ladder and lighting, window to side.

BEDROOM 1

4.29m (into bay) x 3.48m (14'0" (into bay) x 11'5")



Ceiling coving, radiator, bay window to front.

ENSUITE

1.75m max x 1.49m max (5'8" max x 4'10" max)



Corner shower cubicle with plumbed shower, pedestal wash basin, low flush WC, chrome ladder towel rail, window to side.

BEDROOM 2

3.21m x 2.73m (10'6" x 8'11")



Ceiling coving, radiator, window to rear.

BEDROOM 3

2.74m x 1.98m (8'11" x 6'5")



Ceiling coving, wood effect flooring, radiator, window to rear.

BEDROOM 4

3.38m x 1.97m (11'1" x 6'5")



Ceiling coving, radiator, window to front.

BATHROOM

1.92m 1.72m (6'3" 5'7")



P-shaped bath with plumbed shower over, fixed and hand-held shower heads, shower screen, vanity wash basin, low-flush WC, wall mirror, chrome ladder towel rail, fully tiled walls, tiled flooring, window to side.

OUTSIDE

FRONT GARDEN

Gravelled garden to front with paved and gravel path to side.

REAR GARDEN



Enclosed garden to rear laid to lawn with patio, shrub borders with holly trees, integral store with light and power connected, two external taps, floodlight,

DRIVEWAY

Concrete and gravel entrance drive to carport.

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.

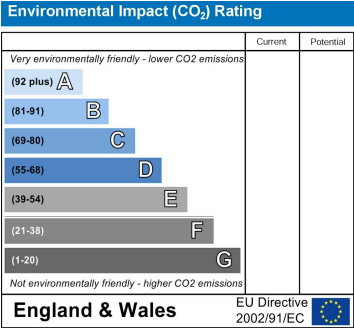
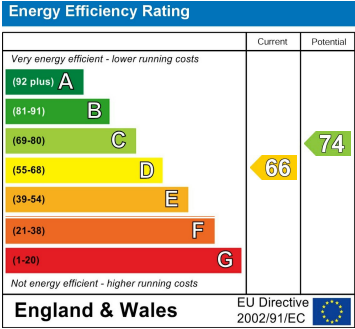
FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

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Floor plan

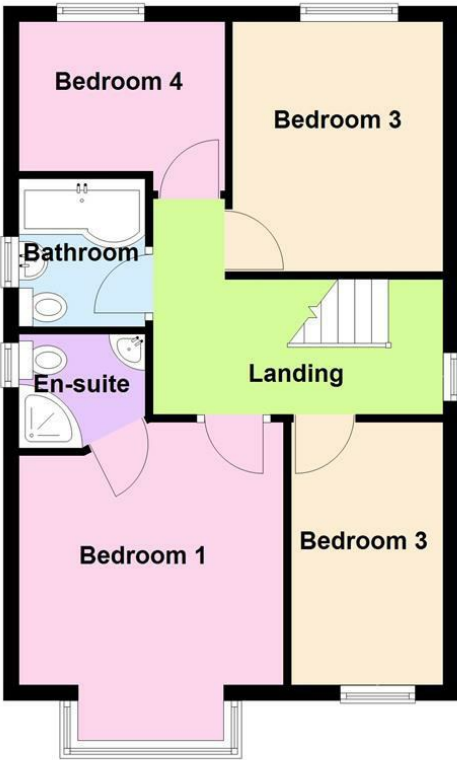
Ground Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)