

HORNSEYS

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£259,995

49 Hird Avenue, Market Weighton, York, YO43 3RS

**** IMMACULATE AND MODERN 3 BED SEMI DETACHED HOUSE****

**** PRICE REDUCED ****

This immaculate and beautifully presented three bedroom home effortlessly combines sleek and modern styling, and offers generous living space on a larger than average plot.

Briefly comprising a welcoming entrance hall and stairs leading to the first floor, a kitchen dining room that is modern and sleek with the cloakroom/WC off, and a spacious living room with feature French doors that open onto the large garden. On the first floor there are two bedrooms and a bathroom, whilst the second floor features the beautiful master bedroom with en suite.

Outside to the front are two Tarmac parking spaces together with a gravel and grass border. To the side is a paved path and lawn, and to the rear a large, fully enclosed garden laid to lawn with paved patio and fence boundaries.

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

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

GROUND FLOOR

ENTRANCE HALL

Radiator, staircase off, built-in cupboard, wood effect floor covering.

KITCHEN DINING AREA

5.21m x 3.19m (17'1" x 10'5")



Modern fitted light grey kitchen with white worksurfaces over and breakfast bar, stainless steel 1.5 bowl sink unit with mixer tap over, Zanussi electric oven, gas hob with extractor over, integral fridge freezer, Zanussi washing machine and dishwasher, wall mounted ideal Logic combi boiler, understairs storage, radiator, window to front.

DINING AREA



LIVING ROOM

4.23m x 3.48m (13'10" x 11'5")



Wood effect floor covering, television point, telephone point, patio doors to rear garden.

LIVING ROOM (2)



CLOAKROOM

1.59m x 0.94m (5'2" x 3'1")



Pedestal corner washbasin, low flush WC, tiled floor, extractor fan, radiator.

FIRST FLOOR

LANDING



Two radiators, staircase off, window to front.

BEDROOM 2

4.24m x 3.48m (13'10" x 11'5")



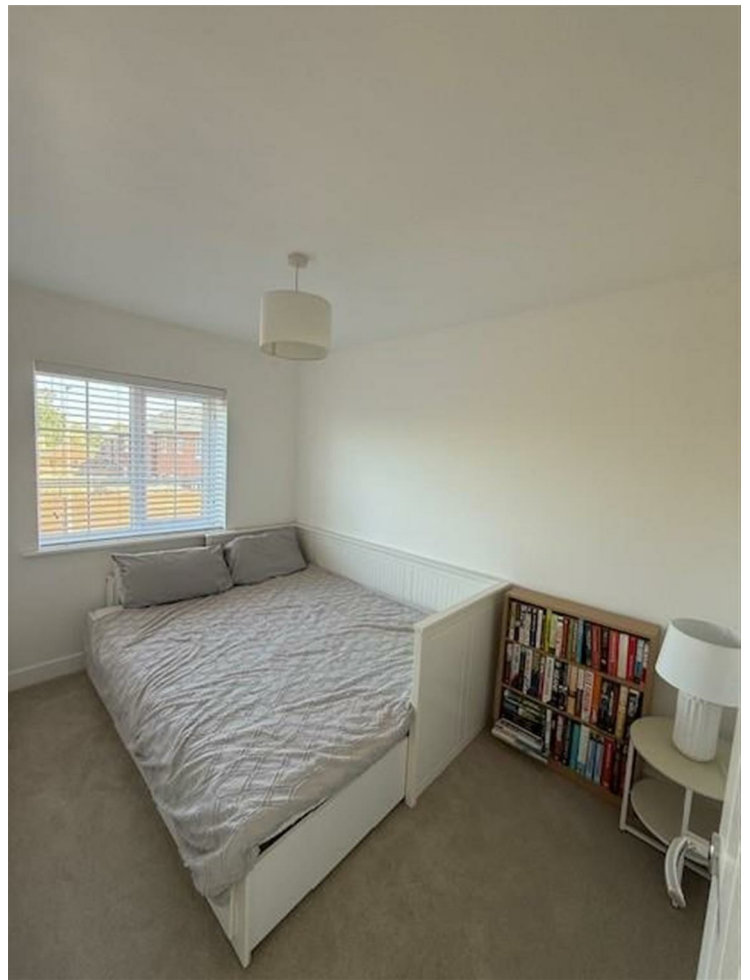
Built-in cupboard, radiator, window to rear.

BEDROOM 2 (2)



BEDROOM 3

3.22m x 2.16m (10'6" x 7'1")



Radiator, window to front.

BATHROOM

2.15m x 1.91m (7'0" x 6'3")



White suite comprising panelled bath with mixer tap and plumbed shower over with shower screen, wall mounted washbasin, low flush WC, chrome ladder towel radiator, inset ceiling lights, part-tiled walls, tiled floor.

SECOND FLOOR

MASTER BEDROOM

6.68m x 3.10m (max) (21'10" x 10'2" (max))

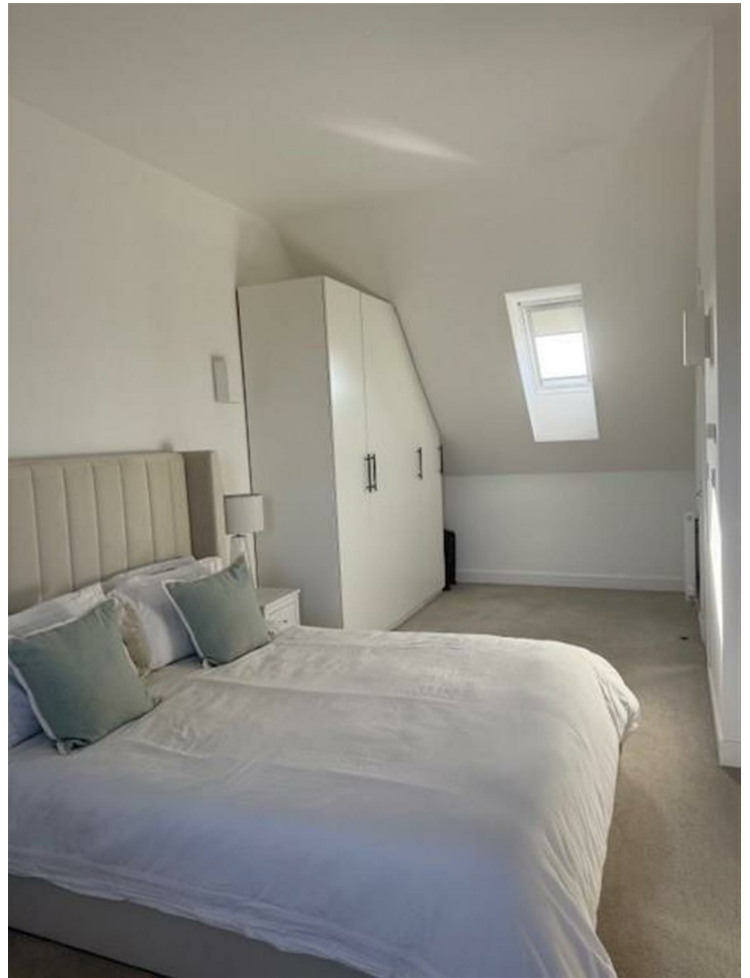


Fitted wardrobes, two radiators, four wall lights, dormer window, Velux roof window.

MASTER BEDROOM (2)



MASTER BEDROOM (3)



EN SUITE SHOWER ROOM

1.80m x 1.48m (5'10" x 4'10")



White suite comprising tiled cubicle with plumbed shower, washbasin, and WC, chrome ladder towel rail, chrome ladder towel radiator, extractor fan, part-tiled walls, tiled floor, Velux roof window.

OUTSIDE

FRONT GARDEN



Gravel and grass border to the front with two parking spaces.

SIDE GARDEN

Paved path and lawn to the side.

REAR GARDEN



Fully enclosed garden with paved patio, large lawn and external tap.

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

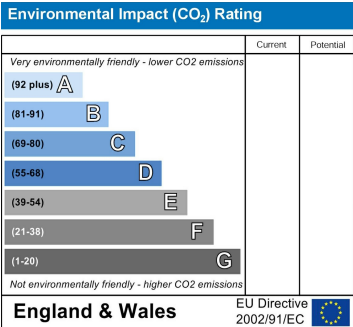
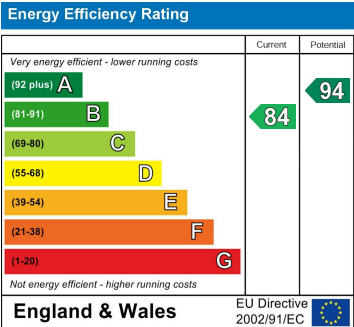
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

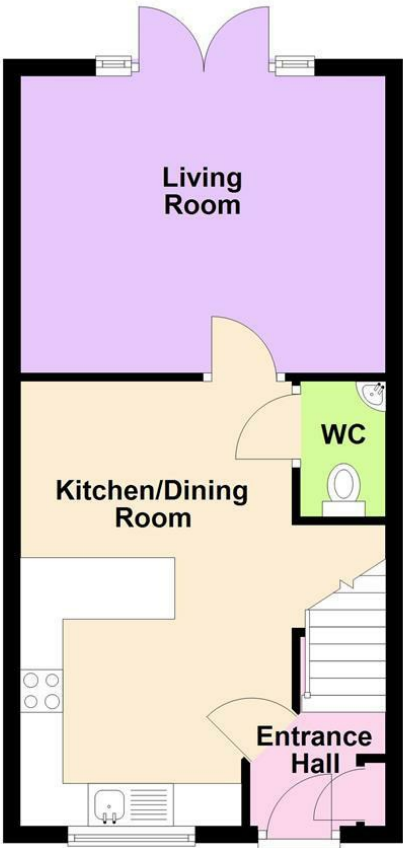
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Floor plan

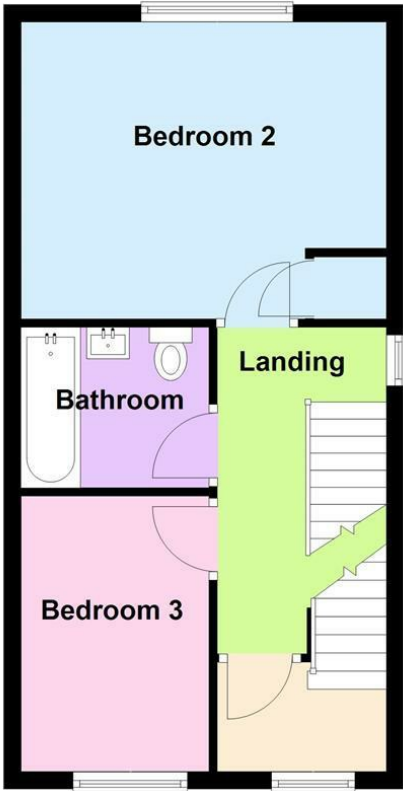
Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



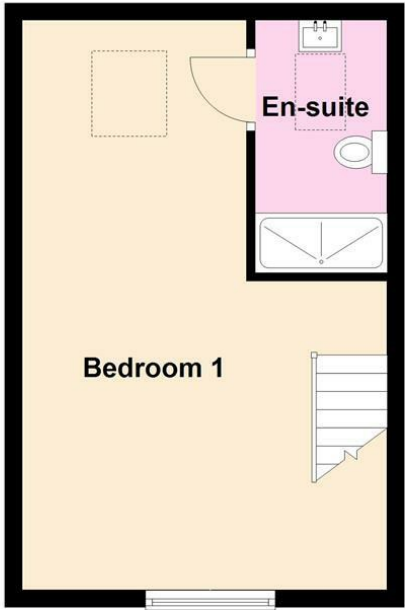
First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 104.1 sq. metres (1120.1 sq. feet)