

HORNSEYS

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£269,000

7 Holme Road, Market Weighton, YO43 3EQ

**** BEAUTIFULLY PRESENTED 3 BED PERIOD PROPERTY ****

**** CLOSE TO TOWN CENTRE WITH PRIVATE GARDEN AND DRIVEWAY ****

Modernised to a high standard yet retaining wonderful character, this beautifully presented throughout double fronted period cottage is located just a stone's throw from the centre of Market Weighton, a popular market town situated on the edge of the Yorkshire Wolds. The property briefly comprises entrance hall, living room with log burner, a cosy yet generously sized snug, and open plan kitchen/diner with French doors to the rear garden on the ground floor, whilst upstairs there is a master bedroom with ensuite shower room, two further double bedrooms, a family bathroom with freestanding bath, and a large landing offering enough space for a reading area or office area.

Outside the property is a driveway providing ample parking and leading to the rear garden which offers much privacy. Market Weighton boasts a full array of amenities, excellent public transport connections, and convenient commuter routes for Beverley, York, Hull and the M62 motorway.

Bedrooms

3

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

HALLWAY

Leading to the living room and snug, stairs off to first floor,

LIVING ROOM

3.95m x 3.60m (12'11" x 11'9")



Feature log burner sat on tiled hearth, wooden flooring, shutters to window.

SNUG

3.98m x 3.60m (13'0" x 11'9")



Fireplace with tiled hearth and log feature, wooden flooring, shutters to window, radiator, television point, telephone point.

KITCHEN DINER

7.87m x 3.00m (25'9" x 9'10")



A range of fitted light grey units with wooden work surfaces over, belfast sink with styled mixer tap over, freestanding range double over with five-ring gas hob, breakfast bar, built-in cupboard to alcove, exposed wooden beams, French doors to rear garden.

KITCHEN



DINER



LANDING

3.00m x 2.27m (9'10" x 7'5")



Large space currently used as an office area.

MASTER BEDROOM

3.94m x 3.59m (12'11" x 11'9")



Radiator, shutters to window, door to ensuite.

ENSUITE

1.55m x 1.53m (5'1" x 5'0")



Double shower cubicle with plumbed rainfall shower, low-flush WC, wash hand basin with mixer tap, extractor fan, inset ceiling lighting.

BEDROOM 2

3.96m x 3.58m (12'11" x 11'8")



Radiator, shutters to window, access to loft space, (loft part boarded).

BEDROOM 3

3.01m x 2.99m (9'10" x 9'9")



Radiator, Velux window.

BATHROOM

2.47m x 1.94m (8'1" x 6'4")



Free standing roll-top bath with traditional tap and shower head combination, low-flush WC, wash hand basin, ladder radiator, window.

OUTSIDE

DRIVEWAY

Private driveway offering parking for two cars.

REAR GARDEN



Laid to lawn with paved area, rear patio area, gravelled area, shrub borders, brick and fenced boundaries.

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.

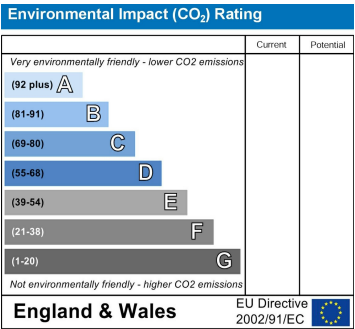
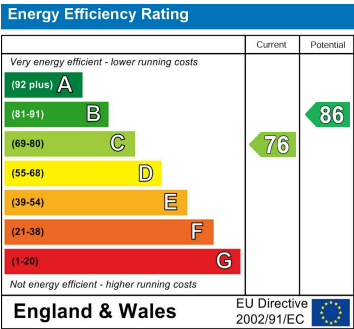
FREE VALUATION

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

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Floor plan

