

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£170,000

18 Westfield Crescent, Market Weighton, York, YO43 3EL

**** MODERN & BEAUTIFULLY PRESENTED ****

**** 2 BED END TERRACE ****

Located in a popular residential area close to the town centre, this delightful property offers a perfect blend of comfort and convenience. With generous living space, private driveway and enclosed rear garden, this property is an ideal choice for young couples, first time buyers or investors.

The property briefly comprises entrance hallway, kitchen, downstairs W/C, living and dining room, two double bedrooms and a family bathroom. Outside the property to the front is a tarmac driveway, paved path and planted borders. To the rear is a fully enclosed garden laid to lawn with paved area, timber shed and gate to rear.

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

2

Bathrooms

2

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 HALLWAY

4.23m x 1.19m (13'10" x 3'10")

Inset ceiling lighting, laminate flooring, doors to kitchen, living room and WC. Stairs off.

KITCHEN

3.45m x 2.92m (11'3" x 9'6")



Fitted light oak coloured kitchen with black work surfaces over, stainless steel 1.5 bowl sink with drainer and mixer tap over, electric oven and electric hob, space for washing machine, space for dishwasher, space for fridge freezer, part-tiled walls, black tiled floor, radiator.

KITCHEN (2)



CLOAKROOM/WC

1.73m x 1.10m (5'8" x 3'7")



White suite comprising low flush WC and wash hand basin with separate taps, radiator, laminate flooring.

LIVING AND DINING ROOM

3.84m x 4.85m (12'7" x 15'10")



Inset ceiling lighting, laminate flooring, radiator, door to rear garden.

LIVING AND DINING ROOM (2)



BEDROOM 1

4.84m x 2.97m (15'10" x 9'8")



Inset ceiling lighting, laminate flooring, radiator, two windows.

BEDROOM 2

4.84m x 2.22m (15'10" x 7'3")



Inset ceiling lighting, laminate flooring, radiator, two windows.

BEDROOM 2 (2)



BATHROOM

2.82m x 2.56m (9'3" x 8'4")



White suite comprising 'P' shaped bath with mixer taps and electric shower over, low flush WC, pedestal wash basin, ladder radiator, part-tiled walls, inset ceiling lighting, laminate flooring, airing cupboard.

OUTSIDE

FRONT GARDEN



Tarmac drive, paved path, planted borders, and outside tap.

REAR GARDEN



Fully enclosed garden laid to lawn with paved area, timber shed and gate to rear.

REAR GARDEN (2)



SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax Band A.

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

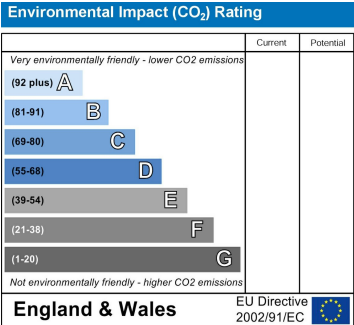
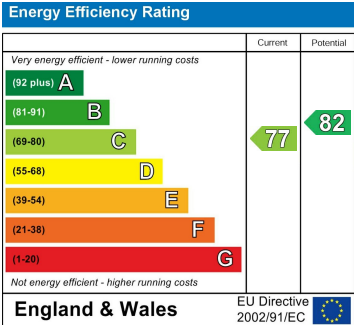
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

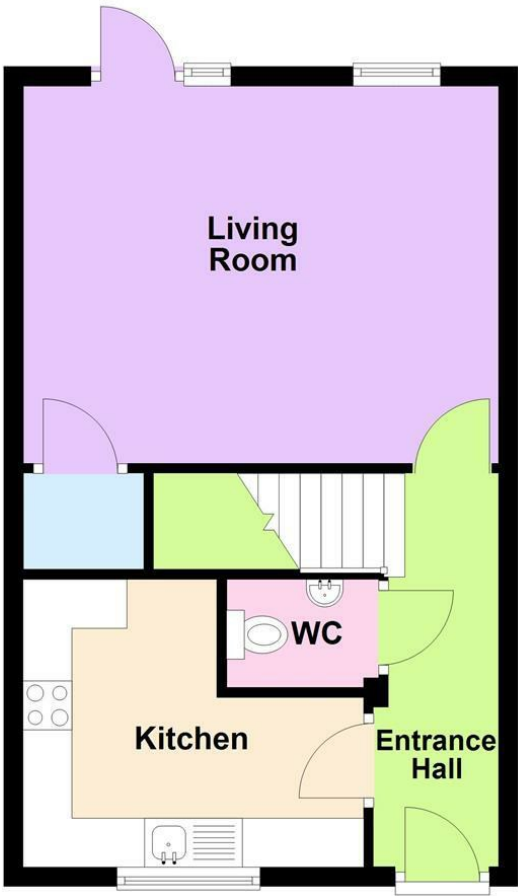
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Floor plan

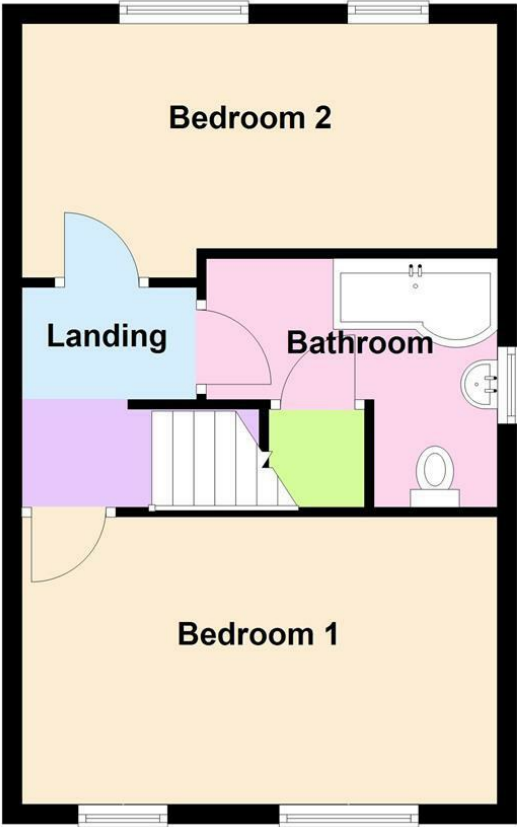
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 sq. feet)