

# HORNSEYS

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**£330,000**

**14 Richmond Close, Market Weighton, York, YO43 3EX**

**\*\* BEAUTIFULLY PRESENTED 4 BED DETACHED HOUSE \*\***  
**\*\* CORNER PLOT WITH PICTURESQUE ESTABLISHED GARDEN \*\***  
**\*\* SOLAR PANELS TO REAR OF PROPERTY \*\***

This beautifully presented four bedroom home offers generous living space on a corner plot. At the heart of the home sits a lovely sunroom flooded with natural light featuring bifold doors that open out onto the rear garden, perfect for enjoying indoor/outdoor living all year round. A dedicated study offers the perfect space for home working or quiet reading while the Boot room offers practical storage for boots, coats and outdoor gear, perfect for busy family life.

The property briefly comprises a welcoming entrance hall, living room with log burner, a light and modern kitchen, dining room with bifold doors leading to the sunroom which has another set of bifold doors that open out onto the rear garden. There is also a study, boot room and downstairs WC.

On the first floor there is a master bedroom with en suite shower room, two further double bedrooms, a single bedroom and a modern family bathroom.

Outside the property is an established garden with patio, two ponds, wood store, single garage and space for two cars.

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**

**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

#### HALLWAY

Leading to the living room, study, kitchen and WC. Stairs off to the first floor.

#### LIVING ROOM

*4.32 x 3.31 (14'2" x 10'10")*



Bay window, log burner, carpet, glass double doors to dining area, radiator.

#### LIVING ROOM (2)



## KITCHEN

*4.23 x 3.72 (13'10" x 12'2")*



A range of fitted cream units with wood effect work surfaces over, double oven with induction hob, white sink with stainless mixer tap, gas boiler, tiled splashback, large window to rear of property, freestanding fridge freezer, two radiators.

#### KITCHEN (2)



## DINING ROOM

*3.31 x 3.01 (10'10" x 9'10")*



Bifold doors to sunroom, wood effect laminate, radiator.

#### DINING ROOM (2)





## SUNROOM

4.69 x 2.62 (15'4" x 8'7")



Bifold doors to garden, sky windows, double doors to the side of room leading to the garden.

## SUNROOM (2)



## SUNROOM (3)



## BOOT ROOM

1.90 x 1.77 (6'2" x 5'9")



Storage, hooks to wall, velux window, leads to external porch, radiator.

## STUDY

2.38 x 2.21 (7'9" x 7'3")

Window to front of property, carpet, radiator.

## WC

1.63 x 0.33 (5'4" x 1'0")



Toilet, sink-mixer, towel rail radiator, half tiled, mirror.

## FIRST FLOOR

## LANDING

Loft access point, radiator.

## MASTER BEDROOM

3.97 x 3.35 (13'0" x 10'11")



Large room to the front of the property, ensuite off, wardrobes, carpet, radiator.

## ENSUITE

1.90 x 1.68 (6'2" x 5'6")



Cladded corner plumbed shower, WC, sink with stainless steel mixer tap, part tiled walls, radiator, demisting mirror with lights.

## BEDROOM 2

3.35 x 3.21 (10'11" x 10'6")



Double room with radiator and views of rear garden and fields.

## BEDROOM 2 (2)



## BEDROOM 3

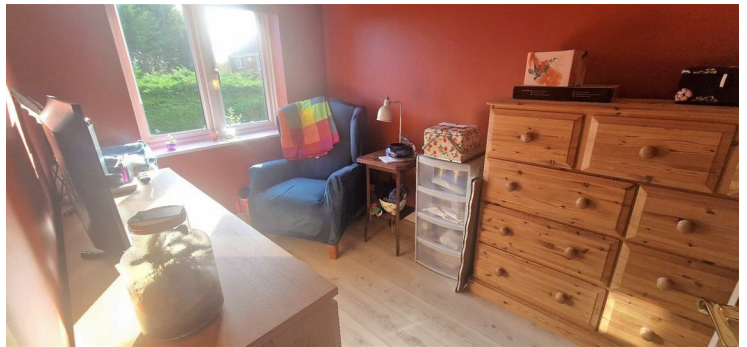
3.09 x 3.03 (10'1" x 9'11")



Double room at front of property, airing cupboard, radiator.

## BEDROOM 4

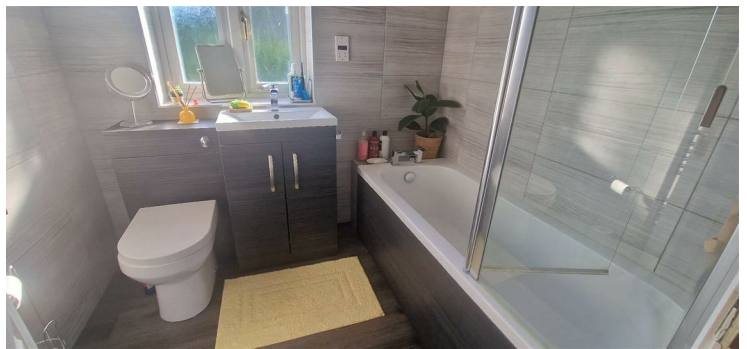
3.22 x 2.11 (10'6" x 6'11")



Single room with views of rear garden, wood effect laminate.

## BATHROOM

2.15 x 1.89 (7'0" x 6'2")



White suite comprising panelled bath with plumbed shower over and waterfall taps, glass shower screen, built in WC and sink with waterfall taps, ladder radiator.



REAR GARDEN



Lawned area with hedge, patio, two ponds, shed, wood store, single garage with electric door, two car parking spaces, external covered porch, solar panels to rear roof with two batteries.

GARDEN (2)



GARDEN (3)



GARDEN (4)



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

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.

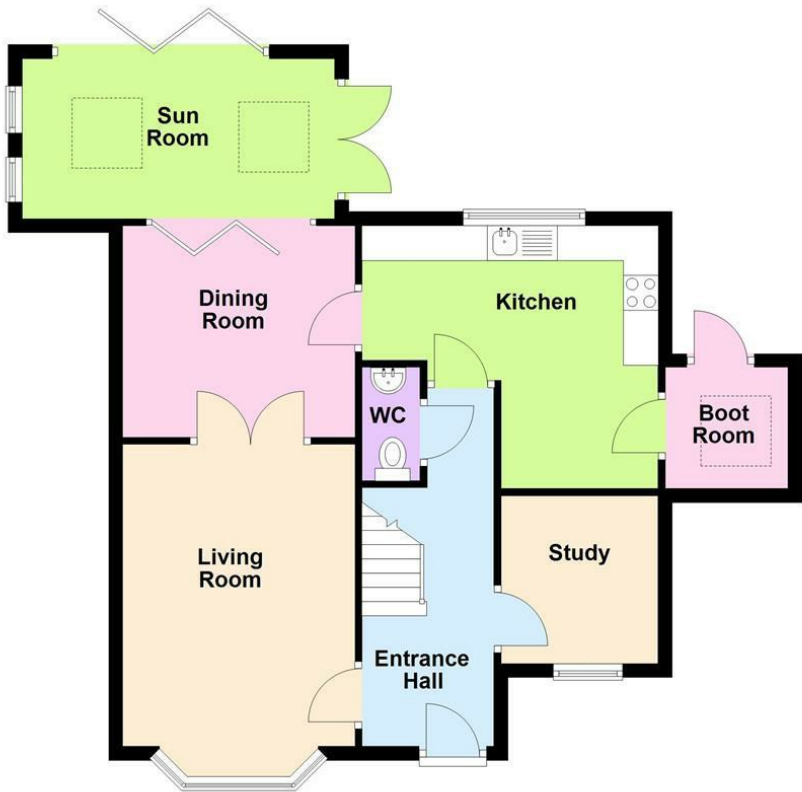
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Floor plan

## Ground Floor

Approx. 68.1 sq. metres (733.6 sq. feet)



## First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 122.3 sq. metres (1316.2 sq. feet)