HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com

£220,000

14 Lyon Avenue, Market Weighton, York, YO43 3GP

**UNEXPECTEDLY RE-ADVERTISED
** IMMACULATE & BEAUTIFULLY PRESENTED
** SOUTH FACING REAR GARDEN WITH SUMMERHOUSE, OFFERING PRIVACY AS NOT OVERLOOKED **

Be the proud new owner of this stylish three bed semi-detached home boasting modern presentation and immaculate throughout.
The ground floor accommodation briefly comprises a welcoming entrance hall, spacious living room, beautifully appointed kitchen diner with french doors to rear garden, and a downstairs WC, whilst upstairs there is a master bedroom with paneling and mirrored fitted wardrobes, a further double and a single bedroom, and a modern family bathroom.
Outside to the rear is a south facing, low maintenance garden including a summer house with power and a shed, and to the front are two private parking spaces.
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	Bathrooms	Receptions
3	2	1

OnTheMarket.com

RICS

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

1.53m x 1.49m (5'0" x 4'10")

The entrance hall welcomes you into this immaculate family home with doors off to the lounge and WC with radiator and light.

LIVING ROOM

5.55m x 3.62m (18'2" x 11'10")

The living room is a large spacious room with ample room for all the families needs, there are stairs up to the first floor and door off to kitchen/diner. The living room has panelling with carpet flooring.

KITCHEN DINER

4.69m x 2.76m (15'4" x 9'0")

The kitchen/diner has double doors leading to the garden, large space for dining table, the kitchen has grey units with stone effect work tops over, stainless steel sink with mixer tap over, integrated fridge, freezer and dishwasher, electric oven with gas hob with extractor fan over, inset ceiling spotlights over kitchen, pendant light above table, white tiled floor, with white and grey walls.

KITCHEN

DINER

WC

1.49m x 0.98m (4'10" x 3'2")

White suite comprising low flush WC with integrated cistern, hand sink with mixer tap, extractor fan, two inset spotlights, the walls are half tiled and half painted, radiator.

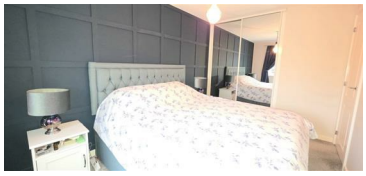
LANDING

2.74m x 2.09m (8'11" x 6'10")

White walls, airing cupboard, doors off to three bedrooms and family bathroom, loft access point.

MASTER BEDROOM

3.85m x 2.51m (12'7" x 8'2")



Mirrored fitted wardrobe, panelling on feature wall, south facing room.

BEDROOM 2
3.94m x 2.52m (12'11" x 8'3")

Double room, radiator, light fixture

BEDROOM 3
2.78m - 2.10m (9'1" - 6'10")

Single room with panelled and painted walls, radiator, pendant light fitting.

BATHROOM
2.05m x 1.89m (6'8" x 6'2")

White suite comprising bath with shower over, shower screen, low flush WC, sink, mirrored cupboard above, extractor fan, grey tiled and painted walls.

REAR GARDEN

Low maintenance garden with patio and lawn, summerhouse with power, shed, south facing, fenced in, not over looked.

SERVICES
Mains water, electricity, gas and drainage are connected to the property.
Gas central heating.

COUNCIL TAX
Council Tax Band B.

TENURE
The property is freehold.

POSSESSION
Vacant possession on completion.

VIEWING
Viewing is by appointment with the agents. Tel 01430 872551.

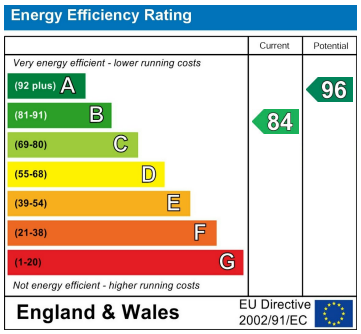
IDENTIFICATION
Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

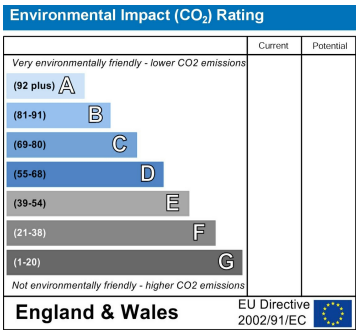
AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.

MANAGEMENT FEE
We are advised by the vendors that the property is subject to a maintenance charge of approximately £210 per annum, payable July/August. This is to be confirmed.


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
84
96
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Floor plan