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£199,950

1 Westfield Terrace, Market Weighton, York, YO43 3EH

** REFURBISHMENT OPPORTUNITY OF SUPERB PERIOD PROPERTY **
** THREE DOUBLE BEDROOMS - CLOSE TO TOWN CENTRE WITH SIDE VEHICULAR ACCESS **

With modernisation, this late Victorian three bed end terrace property has all the bones to be a beautiful and spacious period home. Retaining some original features, the property briefly comprises hallway, living room, sitting room, large kitchen with dining area, pantry, utility, and bathroom on the ground floor, three bedrooms on the first floor, and a boarded attic room with window on the second floor. Outside to the front of the property is a low maintenance path and concrete area, and to the rear a large south west facing garden. To the side of the property is vehicular access.

The property is pleasantly situated in a convenient location a short walk from the centre of Market Weighton, an increasingly popular market town with a full array of amenities, and is central for York, Hull, Beverley and the M62 motorway. Council tax Band - A. EPC - F

Bedrooms	Bathrooms	Receptions
3	1	2

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

ENTRANCE HALLWAY

4.23m x 0.95m (13'10" x 3'1")

Wooden entrance door with glass panels, pendant light, stairs off.

LIVING ROOM

3.90m x 3.66m (12'9" x 12'0")




Brick chimney breast, cast iron open fire on paved hearth with tiled surround and wood mantle, pendant light, UPVC bay window to front, glazed double doors to sitting room.

SITTING ROOM

4.11m x 3.67m (13'5" x 12'0")




Brick chimney breast and fireplace with electric fire on tiled hearth, electric heater, feature pendant light, UPVC window to side, UPVC window to rear, under stairs cupboard off.

KITCHEN DINER

4.40m x 2.85m (14'5" x 9'4")




Pale blue base and wall cupboards, cream worktops over, 1.5 cream sink with stainless mixer tap over, part-tiled and part-panelled walls, tiled floor, adjustable spotlights, electric radiator, UPVC window to side.

PANTRY

1.85m x 1.41m (6'0" x 4'7")

Pendant light, shelving.

UTILITY

2.07m x 0.92m (6'9" x 3'0")

Pendant light, UPVC window to side.

REAR ENTRANCE

2.03m x 1.20m (6'7" x 3'11")

Wooden entrance door to side, pendant light.

BATHROOM

2.95 x 1.89m (9'8" x 6'2")



Double width shower with screen, low-flush WC, pedestal wash hand basin, part-tiled and part-panelled walls, tiled floor, mirror with light over, electric radiator, UPVC window to side.

FIRST FLOOR

LANDING

3.65m x 1.47m (11'11" x 4'9")

Pendant light, stairs to attic room, storage cupboard off, window to side.

BEDROOM 1

3.81m x 3.65m (12'5" x 11'11")



Pendant light, electric radiator, UPVC window to front.

BEDROOM 2
3.65m x 3.46m (11'11" x 11'4")



Pendant light, storage cupboard off housing water tank, UPVC window to rear.

BEDROOM 3
4.16m x 2.18m (13'7" x 7'1")



Pendant light, UPVC window to front

SECOND FLOOR

ATTIC ROOM
4.83m x 3.18m (15'10" x 10'5")



Wooden floor boards, wooden window to side.

OUTSIDE

FRONT GARDEN
Fully concreted with path to front entrance door.

SIDE VEHICULAR ACCESS
Fully concreted right of way leading to rear garden.

REAR GARDEN





Laid to gravel with paved patio area, some mature shrubs and trees, large wooden shed, wooden fence boundaries.

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

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.

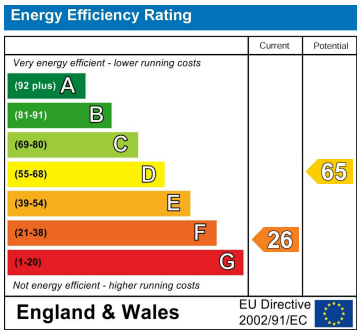
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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

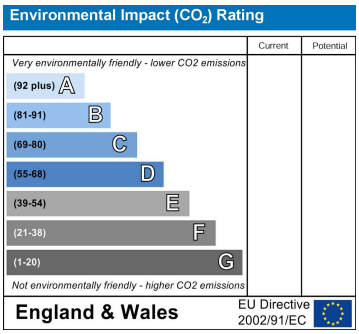
AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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



Total area: approx. 114.5 sq. metres (1232.0 sq. feet)