

# HORNSEYS

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**£249,995**

**11 Lyon Avenue, Market Weighton, York, YO43 3GP**

**\*\* MODERN 3 BED SEMI DETACHED WITH OPEN VIEWS AND PRIVATE REAR GARDEN \*\***

**\*\* NO ONWARD CHAIN \*\***

This well presented three bed semi detached home is modern, bright, and spacious throughout, and is lucky enough to be situated on a quiet cul-de-sac in one of the most desirable areas of Market Weighton.

The ground floor accommodation briefly comprises a welcoming entrance hall, dual aspect living room, beautifully appointed kitchen diner with French doors to rear garden, and a downstairs cloakroom with WC, whilst upstairs there is a fully fitted master bedroom with ensuite, two further bedrooms and a family bathroom.

Outside the garden area to the front has open views across a communal park, and to the rear is a pleasant private garden laid mainly to lawn with paved patio and footpath, planted borders and fenced boundaries. To the side, the property also boasts private parking for two cars.

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**

**3**

**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

#### HALLWAY

*4.68m x 1.90m (15'4" x 6'2")*

Leading to the living room, WC, kitchen/diner, and understairs cupboard, stairs off to the first floor.

#### LIVING ROOM

*4.70m x 2.87m (15'5" x 9'4")*



Radiator, dual aspect windows.

#### KITCHEN DINER

*4.70m x 2.86m (15'5" x 9'4")*



A range of fitted brown wood effect units with white work surfaces over, stainless 1.5 sink with drainer and mixer tap

over, gas hob with extractor over, in-built double oven, integrated fridge freezer and dishwasher and space for washer and dryer, cupboard housing Ideal combination boiler, inset ceiling lighting, tiled flooring, radiator, french doors to rear garden.

## KITCHEN



## DINER



## WC

*1.92m x 0.92m (6'3" x 3'0")*



White suite comprising low-flush WC with integrated cistern, pedestal wash hand basin with mixer tap over, extractor fan, part-tiled walls, tiled floor, inset ceiling lighting, radiator.

## LANDING

*4.68m x 1.90m (15'4" x 6'2")*

Loft access point, airing cupboard off.

## MASTER BEDROOM

3.66m x 2.87m (12'0" x 9'4")



Fitted mirror-door wardrobes and drawers, radiator, door to ensuite.

## ENSUITE

2.87m x 0.97m (9'4" x 3'2")



Tiled shower unit with electric shower, low flush WC, pedestal wash hand basin, extractor fan, ladder radiator, part tiled walls, tiled flooring, picture window.

## BEDROOM 2

2.90m x 2.74m (9'6" x 8'11")



Double room with radiator and picture window.

## BEDROOM 3

2.89m x 1.85m (9'5" x 6'0")



Single room with fitted units, radiator, and picture window.

## BATHROOM

2.11 x 1.88 (6'11" x 6'2")



White suite comprising panelled bath with plumbed shower over, shower screen, low flush WC, wall mounted sink, ladder radiator, fully tiled walls, fully tiled floor, picture window.

## OUTSIDE

Parking for two cars.

## FRONT GARDEN



## REAR GARDEN



Laid to lawn with patio area, paved path to the shed.

## 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.

## 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		95
(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	
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. 39.2 sq. metres (422.0 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)