

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£312,500

21 Ombler Drive, Market Weighton, York, YO43 3RW

**** IMMACULATE 4 DOUBLE BED DETACHED PROPERTY WITH SOUTH FACING REAR GARDEN ****

This is a beautifully modern, excellently proportioned, detached family home that ticks all the boxes.

Immaculately presented throughout, the property briefly comprises entrance hall, downstairs WC, large kitchen diner, dining room, large living room, master bedroom with ensuite, double bedroom with ensuite, two further double bedrooms and a family bathroom. Outside there is an integral garage, Tarmac double driveway and lawn area to the front, and to the rear a large, south facing garden laid to lawn with paved area.

Ombler Drive is conveniently situated within walking distance of the centre of Market Weighton which is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and direct commuter routes for Beverley, York, Hull, and the M62 motorway.

Bedrooms Bathrooms Receptions

4

3

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

ENTRANCE HALL



Front entrance door, decorative panelled walls, laminate flooring, storage cupboard, storage area under stairs, radiator, WC off, door to living room off, door to kitchen off, stairs off.

WC



White suite comprising low flush WC and pedestal wash hand basin with mixer tap over, laminate flooring, extractor fan, radiator.

KITCHEN DINER



White fitted units with quartz work surfaces over, 1.5 stainless steel inset sink with mixer tap over, built-in double electric oven, five-ring gas hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washing machine, laminate flooring, radiator, window to rear, large space for dining or seating area, French doors to rear garden, door off to dining room, door off to entrance hall.

DINING ROOM



Laminate flooring, radiator, French doors to rear garden, double doors to living room.

LIVING ROOM



Large room with double doors to dining room, television point, radiator, and window to front.

FIRST FLOOR

LANDING

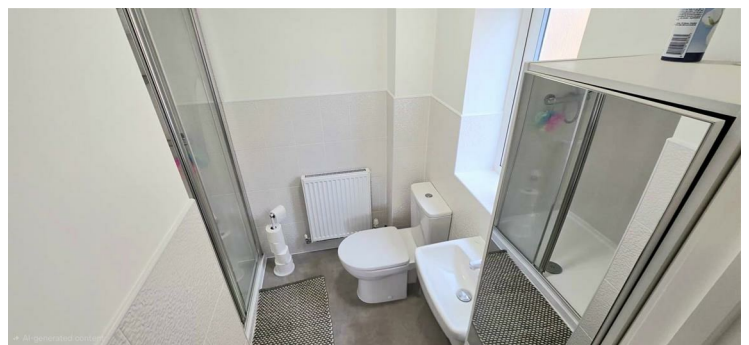
Radiator, loft access point, two airing cupboards.

BEDROOM 1



Large double bedroom with built-in wardrobes, radiator, and ensuite off.

ENSUITE



White suite comprising low flush WC, wash hand basin with mixer tap over, shower cubicle with plumbed shower, extractor fan, part-tiled walls, window to side.

BEDROOM 2



Large double bedroom with two windows to front and ensuite off.

ENSUITE



White suite comprising low flush WC, wash hand basin with mixer tap over, shower cubicle with plumbed shower, radiator, extractor fan, part-tiled walls, window to side.

BEDROOM 3



Double bedroom with radiator and window to rear.

BEDROOM 4



Double bedroom with radiator and window to rear.

BATHROOM



White suite comprising low flush WC, wash hand basin with mixer tap over, panelled bath with mixer tap over, extractor fan, part-tiled walls, window to rear.

OUTSIDE

FRONT GARDEN

Laid to lawn with low hedge borders and a Tarmac double width private driveway leading to garage and front entrance door.

REAR GARDEN



Laid to lawn with patio area and wooden fenced boundaries.

GARAGE

Single integral garage with up-and-over door, power and lighting, and wall mounted gas central heating boiler.

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

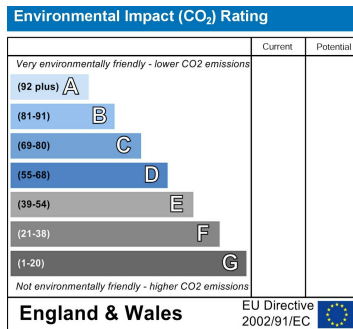
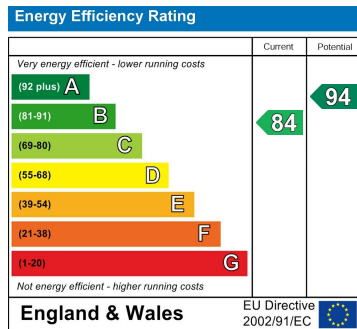
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

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Floor plan