

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£205,000

31 Croft Close, Market Weighton, York, YO43 3JU

PRICE REDUCED

** SUPERB MODERN 3 BED SEMI DETACHED HOUSE IN QUIET CUL-DE-SAC **

** GENEROUS CORNER PLOT WITH AMPLE PARKING **

This extended three bedroom semi detached property has been tastefully updated by the current vendors and is situated on a generous corner plot with garage, ample parking and good sized enclosed rear garden complete with summer house.

The property briefly comprises entrance hall, living room with media wall, modern open plan kitchen diner, three bedrooms and a family bathroom. The property also benefits from gas central heating and PVCu double glazing.

The property is very pleasantly situated on a quiet cul de sac on Croft Close in a popular residential area of Market Weighton, an increasingly popular market town with a full array of amenities, and is central for Hull, York, Beverley and the M62 Motorway.

Bedrooms Bathrooms Receptions

3

1

1

MARKET WEIGHTON

Market Weighton is a small 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, bank and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, gymnasium, 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

ENTRANCE HALL

1.34m x 1.18m (4'4" x 3'10")

PVCu entrance door, herringbone wood flooring, radiator.

LIVING ROOM

4.59m x 4.45m (15'0" x 14'7")



Feature fire place with wall mounted pebble effect electric fire, television point, herringbone wood flooring, stairs off, radiator, window to front.



KITCHEN DINER

4.57m x 4.44m (14'11" x 14'6")



Modern fitted kitchen, white units with laminate work surface over, black sink and drainer with mixer tap over, Hotpoint oven and microwave, induction hob with extractor fan over, integrated washing machine and dishwasher, inset ceiling lighting, radiator, herringbone wood flooring, window to rear garden, French windows to rear garden.



FIRST FLOOR

LANDING

Loft access point, storage cupboard off.

MASTER BEDROOM

3.63m x 2.49m (11'10" x 8'2")



Radiator, window to front.

BEDROOM 2

3.63m x 2.49m (11'10" x 8'2")



Radiator, window to rear.

BEDROOM 3

2.55m x 1.86m (8'4" x 6'1")

Fitted storage cupboard, radiator, window to front.

BATHROOM

1.84m x 1.64m (6'0" x 5'4")



Modern white suite comprising low flush WC, wash hand basin set in vanity unit, bath with plumbed shower over, tiled walls and flooring, heated ladder towel rail, frosted window to rear.

OUTSIDE



GARAGE

Electric roller door, side personnel door, power and light.

SUMMER HOUSE



With PVCu windows and doors.

FRONT GARDEN

Block paved driveway providing ample parking and low maintenance gravel area.

REAR GARDEN



Laid to lawn with low maintenance gravel areas, paved patio, timber fenced boundaries, well stocked with mature shrubs, side access gate to front driveway.

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.

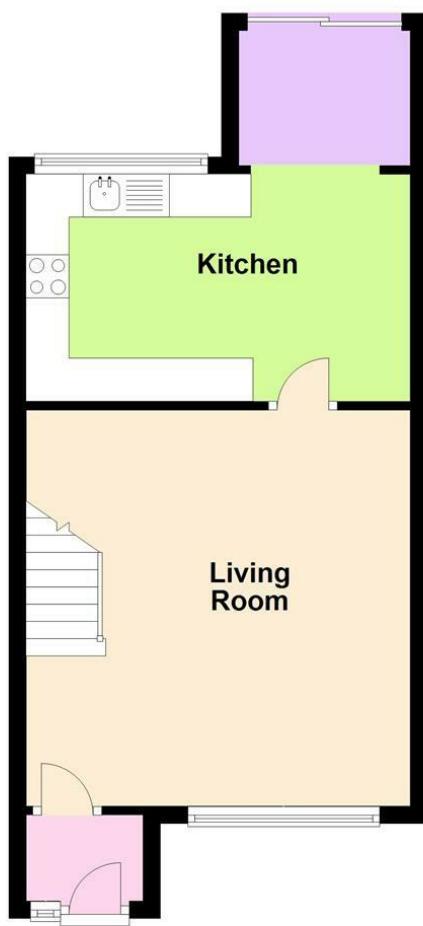
Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	83
(39-54) E	
(21-38) F	67
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Floor plan

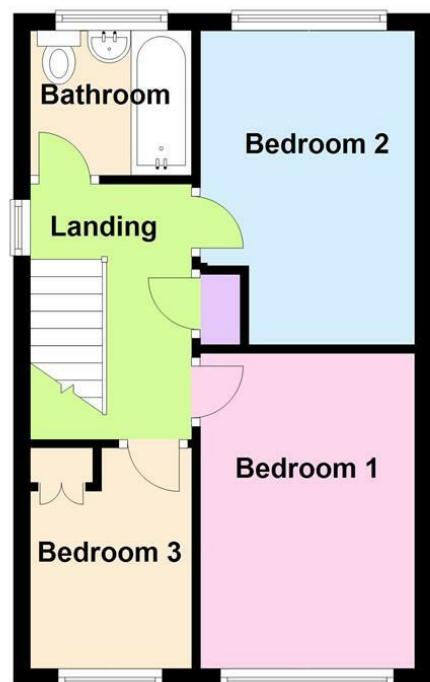
Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)