HORNSEYS

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£385,000

Horton House Town Street, Shiptonthorpe, York, YO43 3PE

* *NO FORWARD CHAIN ** INDIVIDUAL DESIGN ** MODERN OPEN PLAN LIVING **

A truly delightful three bed executive residence with a unique individual design boasting a HUGELY popular Shiptonthorpe location overlooking the village church.
With modern outdoor entertaining area, en-suite facilities and parking for numerous vehicles, we strongly advise an early viewing.
The village of Shiptonthorpe has excellent road links and public transport for Pocklington, Market Weighton, Beverley, the historic City of York and the wider East Yorkshire Area.
The property is brought to the market with NO FORWARD CHAIN.
Council tax band - F. EPC - C.

Bedrooms	Bathrooms	Receptions
3	2	2

OnTheMarket.com

RICS

SHIPTONTHORPE

Shiptonthorpe is a small increasingly popular rural village situated on the main York to Hull Road about a mile away from Market Weighton and its many amenities. All Saints Church with its magnificent lychgate is at the centre of this lively community which has a newly refurbished village hall, bowls club, sports field and kiddies play park. The village also boasts a popular garden centre, car dealership with garage, a filling station with convenience store and a fast food outlet.

HALL

Entered through a smart composite door the welcoming hallway with a carpeted flight of stairs rising to the first floor boasts a central heating radiator, UPVC double glazed window and an under stairs storage cupboard. Doors lead to...

LOUNGE

4.74m x 3.87m (15'6" x 12'8")

To the front of the property the relaxing and spacious lounge is centred around a feature gas victorian style stove making for a cosy room. Carpeted flooring is complimented with pleasant neutral tones to the walls and a wall of feature decor. Central heating radiator and two UPVC double glazed windows.

KITCHEN/DINER/SITTING ROOM

3.90m x 8.06m (12'9" x 26'5")

A real feature for this property is this stunning open plan family room. With ample space for big comfy chairs or a sofa centred around a feature chunky solid fuel stove. The kitchen area with ample space for a family sized dining table and chairs boasts a range of matching wall and base units with complimentary work surfaces, mood lighting over and splashback tiling to the walls. Highly appointed with an inset kitchen sink with drainer and mixer tap over, integrated larder fridge, family sized dishwasher, four ring gas hob with extractor over and an eye line double electric oven. The kitchen area enjoys a slate tiled floor. Two UPVC double glazed windows and a set of UPVC double glazed patio doors. Central heating radiator and modern ceiling down lights finish the room.

KITCHEN AREA

SITTING ROOM AREA

UTILITY ROOM

A valuable addition for any family home. With ample space for a tumble dryer and plumbing for an automatic washing machine. Wall cabinets and a larder cabinet to match the kitchen provide essential storage, and a belfast style sink. The utility room has a slate floor, central heating radiator, UPVC double glazed window and a door leading to the rear entertainment area. Door leads to..

CLOAKROOM

Fitted with a concealed low level flush W.C and a corner vanity unit housing a counter sunk wash basin with storage beneath. Slate flooring is complimented with wall tiling. UPVC double glazed window.

FIRST FLOOR LANDING

With a carpeted floor and a generous double airing cupboard, the landing has a central heating radiator, roof lights and a Velux window. Doors lead to..

BEDROOM ONE

3.87m x 4.70m (12'8" x 15'5")

The large master bedroom to the front of the property has a carpeted floor, neutral tones to the walls and a contrast feature decor wall, two UPVC double glazed windows and a central heating radiator.

EN-SUITE

The master bedroom enjoys en-suite facilities comprising corner shower enclosure with mixer shower, low level flush W.C and a pedestal wash basin. Fully tiled walls are complimented with a tile effect cushioned floor, central heating radiator, modern ceiling down lights and a UPVC double glazed window.

BEDROOM TWO

3.85m x 3.93m (12'7" x 12'10")

The second double bedroom is quietly located to the rear of the property and has a carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM THREE

3.58m max x 3.93m max (11'8" max x 12'10" max)

The third bedroom has a carpeted floor, central heating radiator and a UPVC double glazed window.

BATHROOM

The family bathroom boasts a matching three piece suite comprising paneled bath with mixer shower over and fixed shower unit, pedestal wash basin and a low level flush W.C. Wall tiling to the water sensitive areas is complimented with a modern cushioned floor, modern ceiling down lights, central heating radiator and a UPVC double glazed window.

OUTSIDE

The property has the benefit of a shared side drive through private double wrought iron gates and a right of way leading to a parking area for two cars. There is a private raised covered entertaining area with electric blinds and steps down to an enclosed patio area, storage shed, and a lawned area beyond that leads down to Shiptonthorpe Beck.

SERVICES

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

VIEWING

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

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

TENURE

The property is freehold.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

ANIT-MONEY LAUNDERING

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 (£25.00 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.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

POSSESSION

Vacant possession on completion.

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

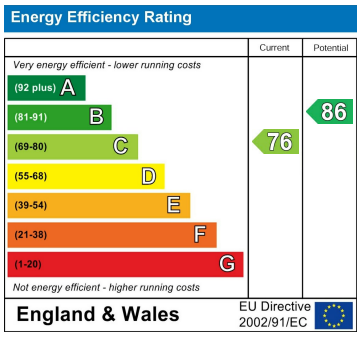
general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or 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.

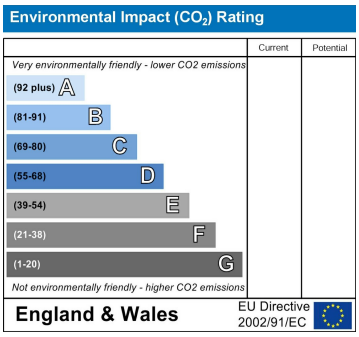
VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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.





Floor plan

Total area: approx. 123.5 sq. metres (1329.0 sq. feet)