HORNSEYS

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Offers Over £240,000

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

** MODERN 3 BED SEMI DETACHED WITH OPEN VIEWS AND PRIVATE REAR GARDEN
** NO ONWARD CHAIN & COMPETITIVELY PRICED**

sure to attract a degree of interest from a range of buyers, we strongly advised to view to fully appreciate this lovely home. A stunning three bed home boasting NO FORWARD CHAIN and a PRIVATE REAR GARDEN with pleasant views tucked away on a quiet cul-de-sac on the fringe of Market Weighton. Enjoying a modern kitchen diner and spacious family lounge complimented with three good sized bedrooms with the master enjoying a range of fitted bedroom furniture and smart en-suite facilities. Council tax band - C. EPC - B.

Bedrooms	Bathrooms	Receptions
3	2	1

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

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.

ANTI-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 (£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

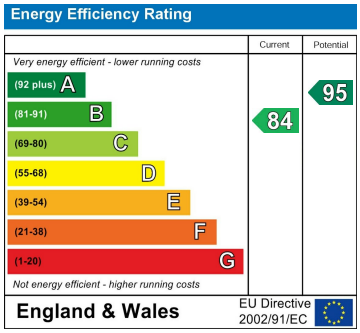
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

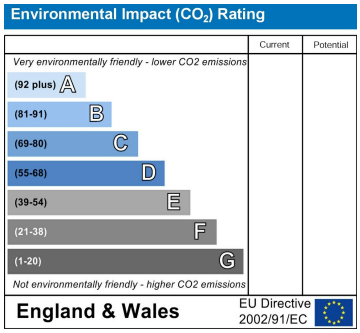
FREE VALUATION

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. 78.5 sq. metres (844.7 sq. feet)