HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com



£125,000

16 Southfield Park, Market Weighton, York, YO43 3QL

EXCELLENT FIRST PURCHASE OR INVESTMENT PROPERTY*

Enjoying a central Market Weighton location this one bed property boasts off road parking, sheltered rear garden and a generous first floor bathroom. Ideal for a first time buyer or investor client the property is tucked away on a quiet cul-de-sac. We strongly advise an early viewing. No forward chain. The town enjoys good public transport links and an easy commute to both York, Pocklington, Beverley, Hull, and the M62. council tax band - A. EPC - D.

Bedrooms	Bathrooms	Receptions
1	1	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.

LOUNGE

3.43m x 4.22m max (11'3" x 13'10" max)



To the front of the property with a modern laminate floor complimented with neutral tones to the walls. A generous double glazed bay window to the front elevation and a double glazed window to the side elevation. Carpeted flight of stairs rising to the first floor and a central heating radiator. Door leads to...

KITCHEN

2.22m x 3.44m (7'3" x 11'3")



To the rear of the property and fitted with a range of wall and base units with contemporary work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer and mixer tap fitted over, space for a larder style fridge freezer, plumbing for an automatic washing machine and an oven. Laminate floor, central heating radiator and a double glazed window over looking the rear garden. Door leads to the rear garden.

LANDING

With a carpeted floor, the landing allows access to..

BEDROOM

3.24m x 3.44m max (10'7" x 11'3" max)



to the front of the property the generous main bedroom boasts a carpeted floor, central heating radiator and a double glazed window.

BATHROOM

3.23m x 3.43m (10'7" x 11'3")



The generous first floor bathroom is fitted with a panelled bath with shower over, pedestal wash basin and a low level flush W.C. modern laminate flooring and splash back tiling to the water sensitive areas. Velux window and a generous storage cupboard.

FRONT OF THE PROPERTY

An open plan lawned area to the front and the side of the property with a pathway leading to the main entrance door. A side drive provides off road parking and allows access to the rear garden.

REAR GARDEN





A pleasant and private rear garden laid predominantly to lawn with the boundary secured with timber fencing.

SERVICES

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

COUNCIL TAX

Council Tax Band A payable to East riding Of Yorkshire Council. https://www.eastriding.gov.uk/

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

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

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.

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.

ENERGY PERFORMANCE CERTIFICATE

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.

AGENTS NOTES

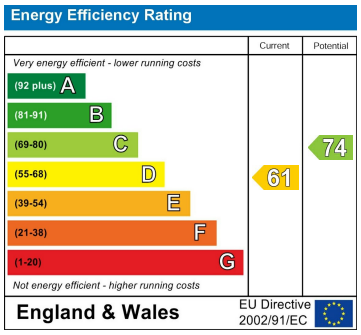
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

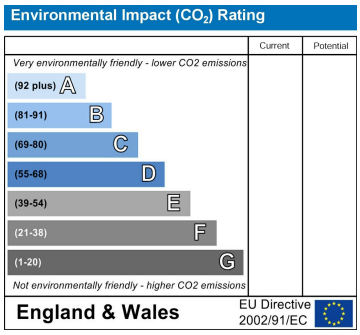
VALUATION

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

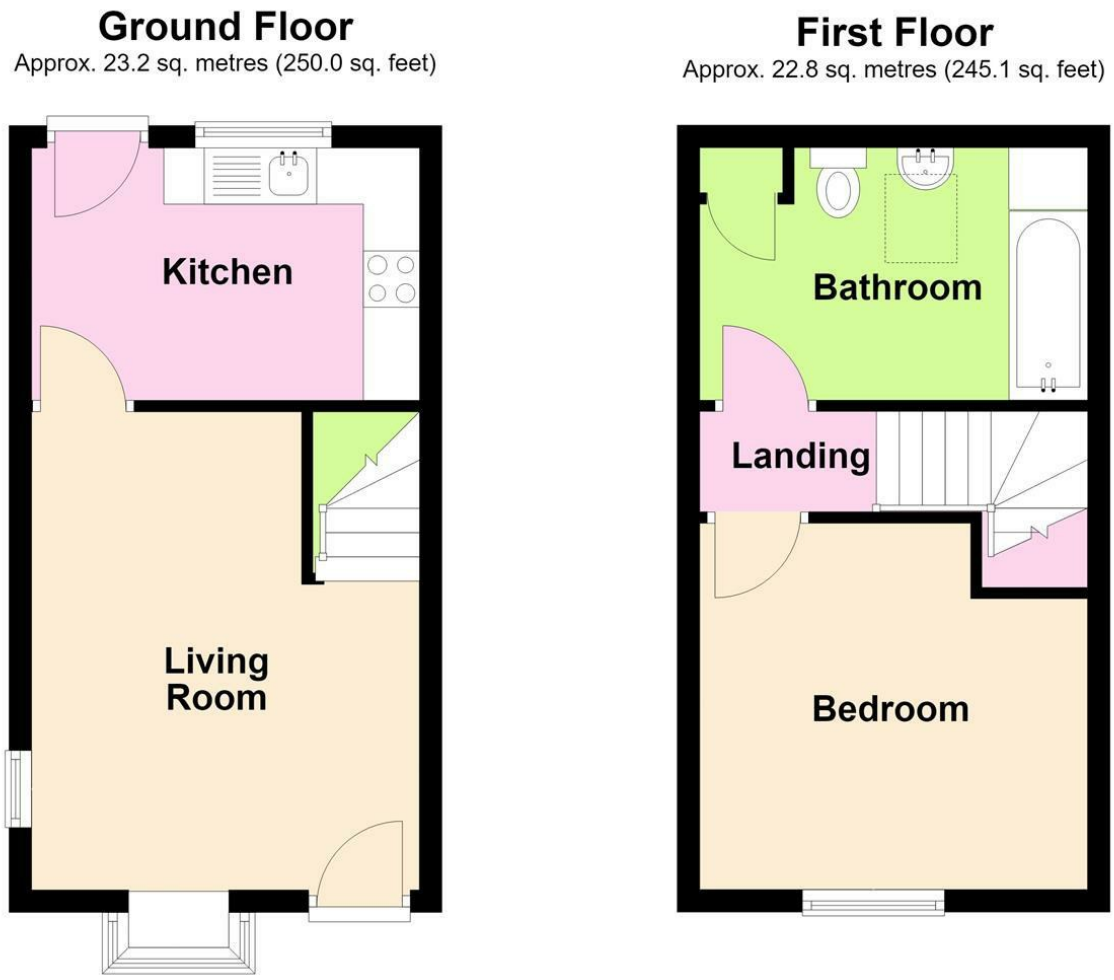
DISCLAIMERS

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.





Floor plan



Total area: approx. 46.0 sq. metres (495.1 sq. feet)