HORNSEYS

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£269,950

1 Northgate Grove, Market Weighton, York, YO43 3DX

This is a beautifully presented three bed detached house with a sheltered South Westerly rear garden, set in a quiet cul-de-sac position.

The solid oak kitchen units and porcelain tiling, along with solid oak flooring to the living room and dining area, marble fireplace in the living room and Mira Sport shower and spa bath in the bathroom give a hint as to the quality of the interior.

Comprising of entrance hall, living room, dining area, kitchen, 2 double bedrooms and 1 single bedroom, family bathroom, large rear garden, garage and driveway.

Market Weighton is an increasingly popular market town with a wealth of retail, health, school and sporting amenities, situated on the edge of the Yorkshire Wolds overlooking the Vale of York, and is central for York, Hull Beverley and the M62 motorway. EPC - TBC. council tax band - C.

Bedrooms	Bathrooms	Receptions
3	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, 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

GROUND FLOOR

ENTRANCE HALL

UPVc door, stairs off, solid oak flooring, ceiling coving, radiator.

LIVING ROOM

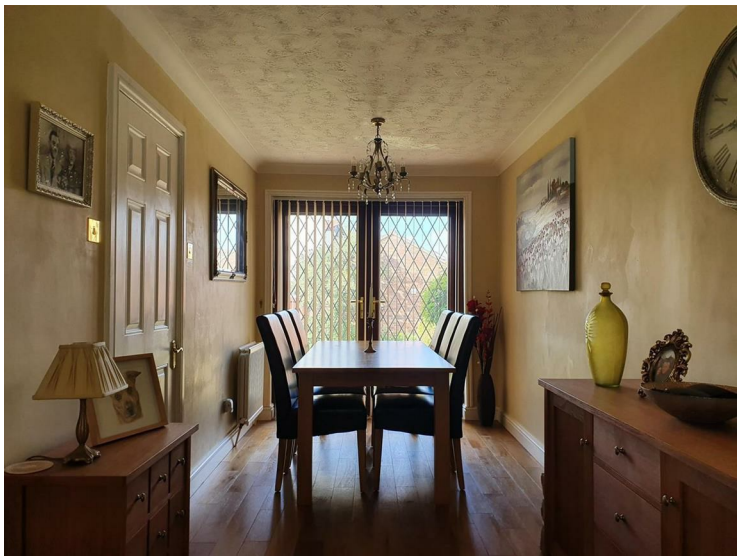
4.34m x 3.73m (14'2" x 12'2")



White marble fire place with gas fire, solid oak flooring, bay window, ceiling coving, radiator.

DINING AREA

3.90m x 2.23m (12'9" x 7'3")



French doors to patio area, solid oak flooring, ceiling coving, radiator.

KITCHEN

3.61m x 2.36m (11'10" x 7'8")



Solid oak kitchen units with marble effect work surfaces over, part porcelain tiled walls, stainless steel sink and drainer with mixer tap, Bosch electric oven and hob with extractor fan over, integrated dishwasher and washing machine. wall mounted gas central heating boiler, tiled flooring, UPVc door to rear garden, inset ceiling lighting, radiator.

FIRST FLOOR

LANDING

Storage cupboard off housing hot water cylinder.

BEDROOM 1

4.14m x 2.64m (13'7" x 8'8")



Ceiling coving, radiator.

BEDROOM 2

2.74m x 2.92m (ex wardrobes) (9'0" x 9'7" (ex wardrobes))



Fitted wardrobes with mirror door, ceiling coving, radiator.

BEDROOM 3

2.52m x 2.05m (8'3" x 6'8")

Ceiling coving, radiator.

BATHROOM

2.02m x 1.74m (6'7" x 5'8")



Fitted white suite comprising P-shaped spa bath with Mira Sport shower over and fitted shower screen, pedestal wash basin, low flush w/c, tiled walls, tiled flooring, stainless steel ladder towel rail, ceiling coving.

OUTSIDE



GARDEN



Laid to lawn, paved patio and paved pathway to timber gate leading to driveway with extra gravel parking area and garage, timber fenced boundaries, fish pond, dwarf brick wall with mature shrub flower bed, side timber gate to front of property, outside light, outside tap.

GARAGE

5.44m x 2.52m (17'10" x 8'3")



Up and over door, power and light.

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

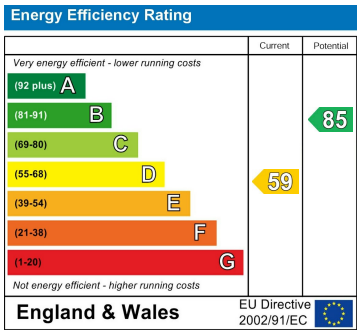
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

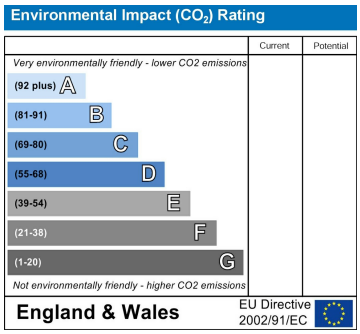
FREE VALUATION

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

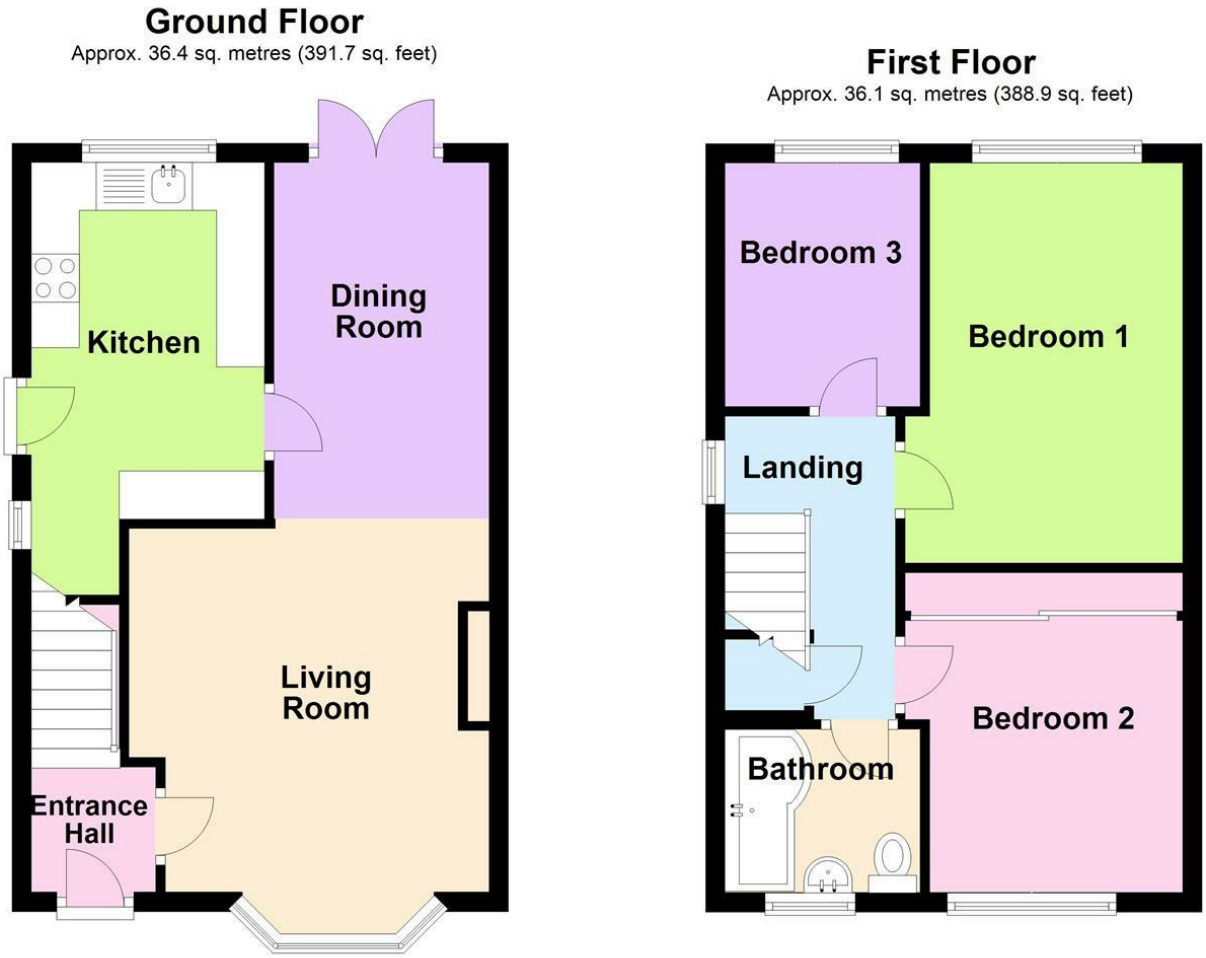
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Floor plan



Total area: approx. 72.5 sq. metres (780.7 sq. feet)

1 Northgate Grove, Market Weighton