HORNSEYS

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£115,000

6 Rees Close, Market Weighton, York, YO43 3GF

** NO FORWARD CHAIN **

An amazing opportunity for the discerning first time buyer or investment landlord. This smart one bed apartment really needs to be seen to be fully appreciated. Nestled within a quiet Cul-De-Sac location in a quiet area of Market Weighton boasting modern open plan living at its best with a generous lounge/kitchen/diner. A rarity for a property of this kind is that it also has the benefit of an attached single garage. Council Tax band - A. EPC - C.

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.

ACCOMMODATION

ENTRANCE/STAIRS

Entered on the ground floor with internal access to the garage and a carpeted flight of stairs rising to the first floor. Central heating radiator.

LANDING

With a carpeted floor, UPVC double glazed window and a central heating radiator, the landing allows access to...

KITCHEN/DINER/LIVING ROOM

4.41m x 5.35m (14'5" x 17'6")





Creating a super open plan living space with the kitchen area boasting a range of matching wall and base units with contrasting work surfaces over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer, integrated single electric oven with a four ring gas hob and extractor fan fitted over. Ample space for under counter kitchen appliances including automatic washing machine, under counter fridge and under counter freezer. The living area boasts ample space for big comfy sofas and a dining table and chairs. Modern laminate flooring is complemented with pleasant neutral tones to the walls. Two central heating radiators and two UPVC double glazed windows.

BEDROOM

3.29m x 2.94m (10'9" x 9'7")



The double bedroom enjoys a carpeted floor, central heating radiator and a UPVC double glazed window. Generous storage cupboard.

BATHROOM



Enjoying a matching three piece white suite comprising panelled bath with shower attachment, low level flush WC and a pedestal wash basin. The bathroom has recently had modern cushioned flooring laid and boasts a UPVC double glazed window and a central heating radiator.

GARAGE

A fantastic addition for this property is the integral single garage with up and over door, power and light and can also be accessed though an internal door from the apartment

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/

VIEWING

Viewing is strictly 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.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

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.

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 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.

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

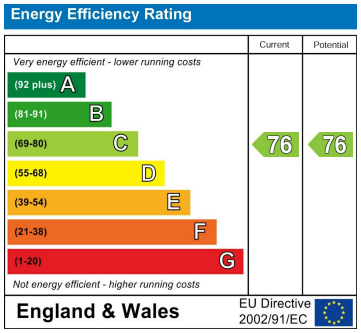
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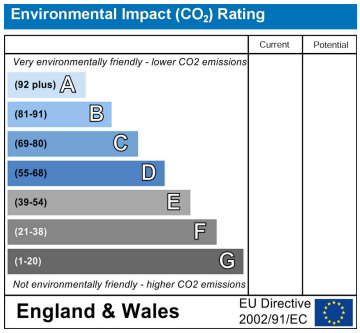
HOW TO MAKE AN OFFER

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 Anti-Money Laundering Legislation.

CHARGES

£224.82 ground rent paid annually 1st of July To Greenbelt Group





Floor plan