

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£139,950**

**7 Southfield Park, Market Weighton, YO43 3QL**

**\*\* NO FORWARD CHAIN \*\***

**\*\* EXCELLENT INVESTMENT OR FIRST PURCHASE \*\***

In need of some refurbishment, this two bed mid terrace property boasts an excellent location close to the heart of the town of Market Weighton with a full array of amenities, excellent local schools and a Tesco's supermarket. The town enjoys good public transport links and an easy commute to both York, Beverley, Hull, and the M62.

The accommodation on offer briefly comprises, breakfast kitchen, lounge with stairs rising to the first floor, two bedrooms and a bathroom. Outside there is an open plan front garden, enclosed rear garden and rear access.

EPC - B. Council Tax Band - A.

**Bedrooms      Bathrooms      Receptions**

**2**

**1**

**1**



## MARKET WEIGHTON

Market Weighton is a small 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, bank 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.

## LOUNGE

*4.44m x 3.46m (14'6" x 11'4")*



Entered from the front door, the lounge with neutral decor to the walls enjoys a half-turn staircase leading to the first floor, central heating radiator and a UPVC double glazed window. There is an under stairs storage cupboard and a door leading to the kitchen.

## KITCHEN

*2.75m x 3.46m (9'0" x 11'4")*



Situated to the rear of the property and fitted with a range of matching wall and base units, contrasting work surfaces over and splash back tiling to the walls, integrated single electric oven with a four ring gas hob and extractor hood over, inset stainless steel kitchen sink with drainer and mixer tap over, space for under counter side by side fridge and freezer, central heating radiator, UPVC double glazed window and a rear door leading to the enclosed garden.

## LANDING

allows access to...

## BEDROOM ONE

*3.46m x 2.60m (11'4" x 8'6")*



To the front of the property with a UPVC double glazed window and a central heating radiator.

## BEDROOM TWO

*2.73m x 3.46m (8'11" x 11'4")*



To the rear of the property with a velux window and a central heating radiator.

## BATHROOM

2.49m x 1.78m (8'2" x 5'10")



Fitted with a matching white three piece suite comprising panelled bath, pedestal wash basin and low-flush WC, central heating radiator, extractor fan. Wall tiling to the water sensitive areas.

## FRONT GARDEN

With an open plan front garden and a pathway leading to the main entrance door.

## REAR GARDEN



A sheltered and enclosed rear garden with a pathway leading to a parking area. The boundary is secured with timber fencing.

## SERVICES

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

## COUNCIL TAX

Council tax band A.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession on completion.

## VIEWING

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

## IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or

buying a property. We are required by law to conduct anti-money laundering checks on all those selling or buying a property.

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. We advise taking independent advice or speaking to an independent mortgage and insurance broker for advice before making an appointment to view. .

## 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.

## 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.

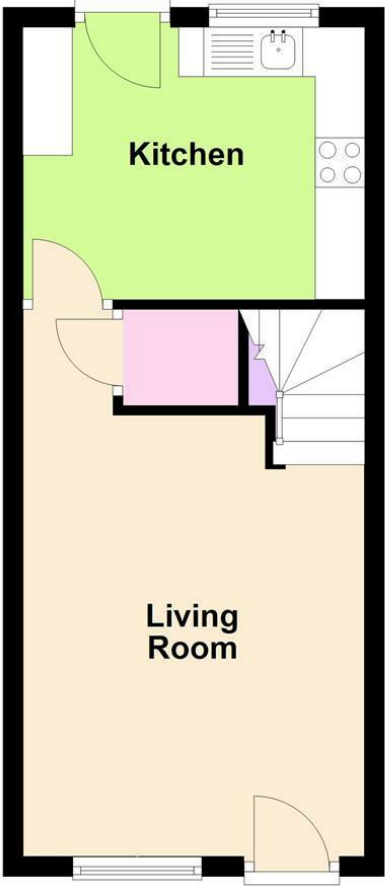
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 82      | 82        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

# Floor plan

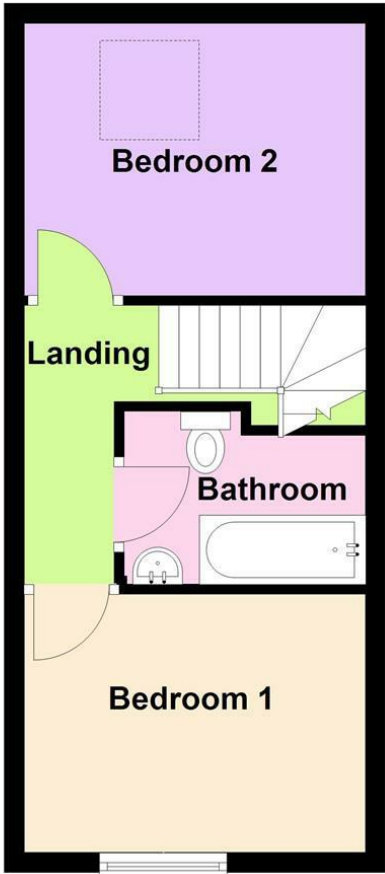
## Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)