

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£235,000

5 Ripley Place, Market Weighton, York, YO43 3NG

****IMMACULATE THREE BED SEMI****

****CENTRAL MARKET WEIGHTON LOCATION****

A superb three bed semi detached boasting a central location within walking distance of all the amenities Market Weighton has to offer. The property enjoys an enclosed sheltered rear garden - ideal for those warm summer evenings. The property is further enhanced by a modern bathroom, a spacious well appointed kitchen diner and a ground floor cloakroom. A partially converted garage with patio doors into the garden makes an ideal retreat for relaxing evenings. The town enjoys good public transport links and an easy commute to both York, Beverley, Hull, and the M62. Only by viewing can one fully appreciate the accommodation on offer. EPC - C. Council Tax Band - B.

Bedrooms Bathrooms Receptions

3

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.

HALL

Entered from the side of the property the hallway boasts a cushioned floor, carpeted flight of stairs rising to the first floor and a central heating radiator. Doors lead to..

CLOAKROOM

An essential addition for any home. This spacious ground floor cloakroom enjoys a matching two piece suite comprising low level flush W.C and a pedestal wash basin. Smart wall tiling to the water sensitive areas is complimented with pleasant neutral tones to the walls. Cushioned flooring, central heating radiator and a UPVC double glazed window to the front elevation.

LOUNGE

4.3m x 3.97m (14'1" x 13'0")

To the front of the property this spacious family lounge enjoys pleasant neutral decor to the walls complimented with oak style flooring. The room is centred around a modern feature fireplace with an inset fire framed with a modern surround. Coving finishes the ceiling edges, central heating radiator, UPVC double glazed window and a door leads to....

KITCHEN DINER

4.96m x 3.03m (16'3" x 9'11")

To the rear of the property with pleasant views into the rear garden. The kitchen area is fitted with a modern range of wall and base units with contrasting work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer and mixer tap fitted over, integrated single oven with a four ring halogen hob and extractor hood over. Plumbing for an automatic washing machine and space for an under counter fridge. The dining area boasts ample space for a family sized dining table and chairs, there is access to an under stairs storage cupboard. Modern gas combi boiler regularly serviced. Two UPVC double glazed windows, modern ceiling down lights, coving to the ceiling edges, central heating radiator and a door leads to the garage.

LANDING

With a carpeted floor, airing cupboard with ample storage and shelving and loft access the landing allows access to..

BEDROOM ONE

2.78m x 3.63m (9'1" x 11'10")

The first double bedroom to the front of the property boasts smart fitted wardrobes with sliding doors with spot lights above and coving finishes the ceiling edges. Neutral decor to the walls complimented with a feature wall of modern decor. Carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM TWO

2.78m x 2.8m + wardrobes (9'1" x 9'2" + wardrobes)

the second double bedroom quietly located to the rear of the property enjoys fitted wardrobes providing ample bedroom hanging and storage space. Carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM THREE

2.08m x 2.07m (6'9" x 6'9")

The third bedroom to the front of the property has a modern laminate effect floor complimented with pleasant neutral tones to the walls. Central heating radiator and a UPVC double glazed window.

BATHROOM

The family bathroom is fitted with a smart modern matching three piece suite comprising panelled bath with mixer shower over and a fixed shower scree, pedestal wash basin and a low level flush W.C. Modern granite effect splash boarding to the splash areas is complimented with a tiled floor. Chrome ladder style towel warmer, extractor fan and a UPVC double glazed window finish this modern bathroom explicitly.

GARAGE

A single garage to the side of the property has a set of UPVC patio doors to the rear entering the rear garden making this a pleasant seating area over looking the rear garden. modern chunky radiator. A UPVC double glazed door to the front allows for pedestrian access. Ample power sockets and lights.

FRONT GARDEN

Standing proud and with a wider than anticipated road frontage the front garden is laid predominantly to lawn and decorated with specimen plants and shrubs. A driveway provides off road parking.

REAR GARDEN

An immaculate rear garden loving nurtured by the current vendors. A patio area immediately to the rear of the property makes a relaxing outdoor seating/entertaining area with a lawned area beyond and a pathway leads to the rear of the garden where a second seating area can be found. Ample space for a timber storage shed and the borders are planted with an array of garden plants and shrubs creating colour and style wherever you look.

SERVICES

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

TENURE

The property is freehold.

COUNCIL TAX

Council tax band B. East Riding County Council.

POSSESSION

Vacant possession on completion.

VIEWING

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

MORTGAGE ADVISE

Budgeting correctly and choosing the right mortgage for a move is vital. We strongly advise taking independent mortgage and insurance advice before making a viewing.

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 new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

ANTI-MONEY LAUNDERING

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

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

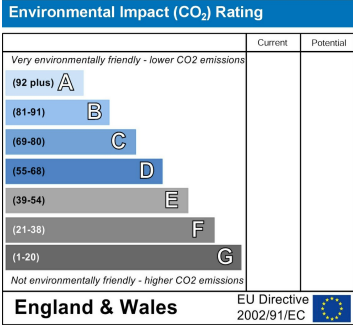
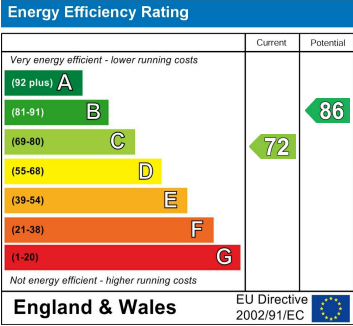
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

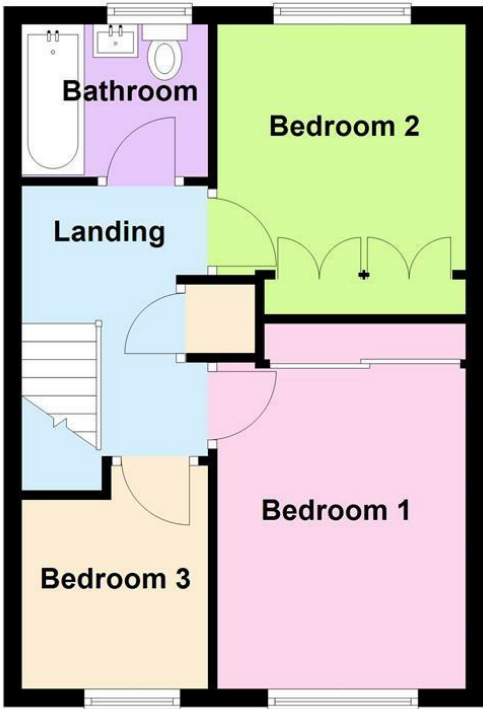
Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 sq. feet)