

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£130,000**

**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. Tucked away on this 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**

**1**

**Bathrooms**

**1**

**Receptions**

**1**



## 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 bow 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 larger style fridge freezer, plumbing for an automatic washing machine and an integrated single electric oven with a four ring gas hob and extractor fitted over. Laminate floor, central

heating radiator and a double glazed window overlooking 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.

## 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

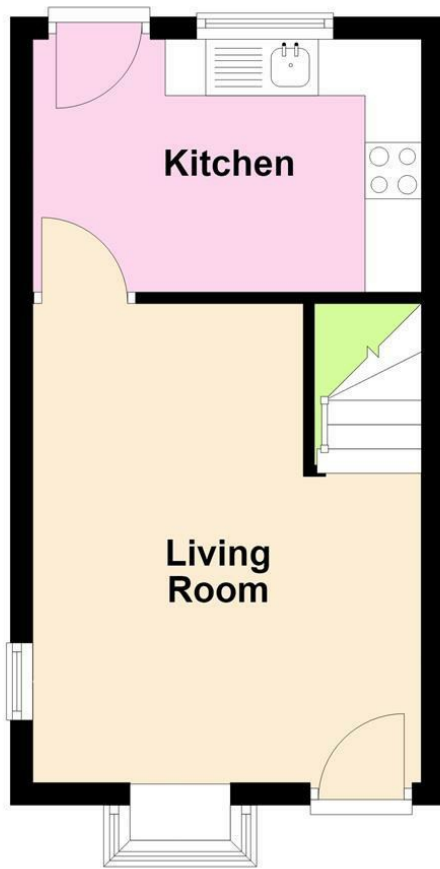
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# PLAN

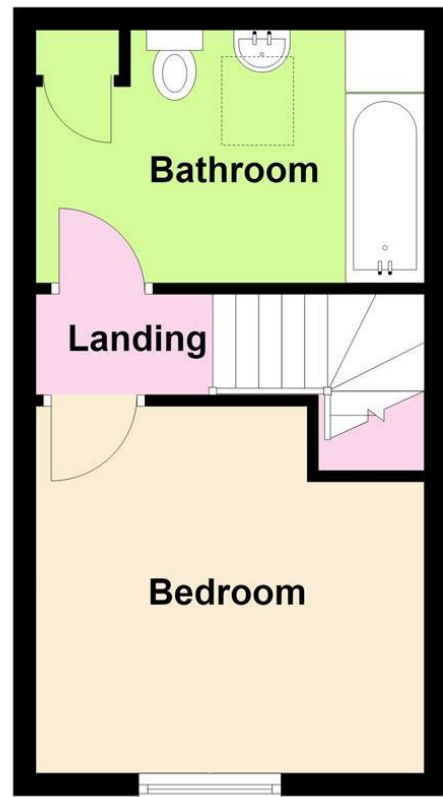
## Ground Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



## First Floor

Approx. 22.8 sq. metres (245.1 sq. feet)



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