HORNSEYS

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£170,000

23 Eastfield Road, Market Weighton, York, YO43 3DR

**NO FORWARD CHAIN ** QUIET CUL-DE-SAC LOCATION ** EXTENDED **
A fantastic opportunity for the discerning buyer looking to create their next home. This semi detached two bed true bungalow boasts a good sized plot, conservatory extension and garage. In need of a degree of TLC the property also enjoys solar panels generating electricity to help keep the bills down. We strongly advise an early viewing to fully appreciate this ideal home. Council Tax Band - A. EPC - TBC

Bedrooms	Bathrooms	Receptions
2	1	2

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.

HALL

Entered through a UPVC double glazed door the hallway with a carpeted floor, central heating radiator and a storage cupboard allows access to...

DINING AREA

2.6m x 2.97m (8'6" x 9'8")



With ample space for a dining table and chairs the dining area enjoys a range of larder, wall and base units to match the kitchen incorporating a side by side fridge freezer and concealing the gas combination boiler. Carpeted floor and a central heating radiator. Doors lead to both the kitchen and the lounge.

KITCHEN

2.32m x 2.41m (7'7" x 7'10")



Occupying the rear extension and fitted with a range of matching wall and base units with complimentary work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer and mixer tap over, four ring gas hob with a stainless steel chimney style extractor hood and an eye line electric oven. Tiled flooring, UPVC double glazed window and a UPVC double glazed door to the side elevation.

LOUNGE

3.32m x 3.85m (10'10" x 12'7")



The relaxing lounge boasts a carpeted floor complimented with neutral tones to the walls. The room is centred around a feature fireplace with an inset electric fire. Central heating radiator and a set of UPVC double glazed patio doors leads to the conservatory.

CONSERVATORY

2.71m x 2.56m (8'10" x 8'4")



Over looking the front garden the conservatory with is of UPVC construction over a brick base with a flat roof. Carpeted floor and a central heating radiator.

BEDROOM ONE

3.64m x 3.04m (11'11" x 9'11")



The main double bedroom quietly located to the rear of the property boasts a range of fitted bedroom wardrobes providing an abundance of hanging and storage space. Carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM TWO

2.36m x 2.56m (7'8" x 8'4")



The second bedroom to the front of the property has a carpeted floor, central heating radiator and a UPVC double glazed window. A range of fitted wardrobes provides ample bedroom storage.

BATHROOM



With a walk in shower enclosure with electric mixer shower, low level flush W.C and a pedestal wash basin. Tiled flooring is complimented with wall tiling to the water sensitive areas. Central heating radiator and a UPVC double glazed window.

FRONT GARDEN

The property stands proudly on a slightly elevated plot with a front garden laid for ease of maintenance with the boundary defined with timber picket fencing. A side drive leads to the single garage with power, light and up and over door.

REAR GARDEN





A good sized rear garden laid to lawn with a paved patio area immediately to the rear of the property and a further paved patio area to the rear of garden. Space for a timber shed behind the garage. The boundary is secured with timber fencing.

SOLAR PANELS

The property benefits from fitted solar panels leased to 'A Shade Greener Energy'.

VIEWING

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

POSSESSION

Vacant possession on completion.

SERVICES

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

TENURE

The property is freehold.

EPC

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.

ANIT-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.

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.

VALUATION

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

MORTGAGE ADVICE

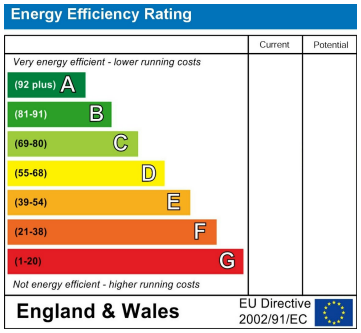
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

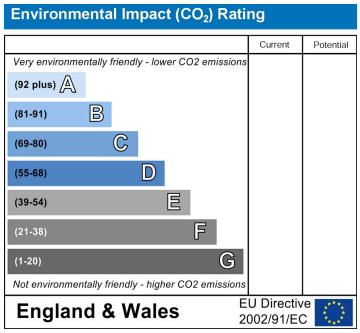
AGENTS NOTE

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.

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.





Floor plan