HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com

£380,000

49 Spring Road, Market Weighton, York, YO43 3JG

ONE OF MARKET WEIGHTONS MOST DESIRABLE LOCATIONS
** NO ONWARD CHAIN **

A deceptively spacious family home boasting FOUR BED DETACHED accommodation standing on a good sized plot with a generous rear conservatory and a sizeable family lounge diner. With FOUR good sized bedrooms, ample off road parking and a private tiered rear garden great for entertaining... Hornseys strongly advise an early viewing on this one to avoid disappointment. Council Tax Band - D. EPC - C.

Bedrooms	Bathrooms	Receptions
4	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 smart UPVC double glazed door with UPVC double glazed side panel allowing an abundance of natural light to welcome you home. Boasting pleasant neutral decor to the walls complimented with a laminate floor the entrance hallway has a carpeted flight of stairs rising to the first floor, central heating radiator and doors lead to..

KITCHEN

3.31m x 3.61m max (10'10" x 11'10" max)

To the front of the property and fitted with a range of matching wall and base units with complimentary work surfaces over and splash back tiling to the walls. Inset kitchen sink with drainer and mixer tap over. Integrated fridge and freezer, ample space for a family sized range cooker with extractor hood fitted over and space for under counter kitchen appliances including plumbing for a dishwasher. UPVC double glazed window to the front elevation and a UPVC double glazed door. Central heating radiator and a modern tiled floor. door leads to...

LOUNGE/DINER

3.81m max x 7.97m (12'5" max x 26'1")

An impressive room to the rear of the property boasting ample space for comfy sofas centred around a feature modern gas fire and dining area with space for a family sized table and chairs. Carpeted flooring is complimented with pleasant neutral tones to the walls contrasting with a feature wall of jazzy decor framing the open gas fire. UPVC double glazed windows and two UPVC double glazed doors lead into the conservatory. Central heating radiators and ceiling fans.,

CONSERVATORY

7.8m x 3.59m (25'7" x 11'9")

WOW - A generous sized conservatory with a brick base and UPVC double glazed windows and doors. With pleasant views into the rear garden and leading onto the patio/seating area. The conservatory boasts a tiled floor and central heating radiators making this a fabulous space all year round.

BEDROOM ONE

3.39m x 3.79m (11'1" x 12'5")

The first double bedroom to the ground floor boasts two UPVC double glazed windows, carpeted floor and a central heating radiator.

BATHROOM

Enjoying a matching panelled bath and shower over with massage jets. Pedestal wash basin. Fully tiled walls are complimented with a tiled floor. Central heating radiator and two UPVC double glazed windows.

CLOAKROOM

Fitted with a low level flush W.C and a trendy corner counter top glass basin the cloakroom also enjoys fully tiled walls, tiled floor, central heating radiator and a UPVC double glazed window.

LANDING

With a generous airing cupboard and a carpeted floor the landing allows access to...

BEDROOM TWO

3.71m x 3.28m + wardrobes (12'2" x 10'9" + wardrobes)

The second double bedroom boasts a range of fitted wardrobes providing ample bedroom hanging and storage space. Carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM THREE

4m x 3.39m (13'1" x 11'1")

The third double bedroom also to the first floor boasts a carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM FOUR

2.04m x 3.45m (6'8" x 11'3")

The fourth good sized bedroom currently used as a study, has a central heating radiator, velux windows and a carpeted floor.

FRONT GARDEN

The property stands back from the road with a side drive providing ample off road parking and leads to the attached single garage with power, light and courtesy door. An expanse of lawn wraps around the front and side of the property and is decorated with specimen garden shrubs and plants. A side gate leads to the rear garden and the boundary is defined with garden hedging.

REAR GARDEN

A lovely private and enclosed rear garden with a paved patio area immediately to the rear of the property giving pleasant views across the skyline of Market Weighton and provides a great space for leisurely summer days of entertaining. A raised Koi carp pond creates a relaxing and tranquil feel for the garden. In addition there is a lawned area and a timber framed summerhouse.

SERVICES

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

COUNCIL TAX

Council Tax Band D 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. 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.

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.

VALUATION

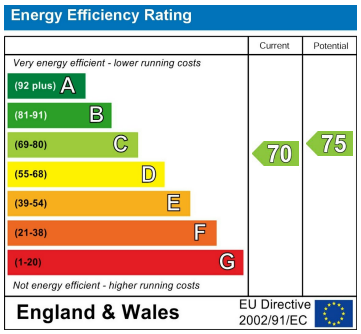
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

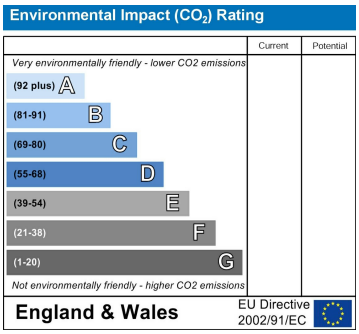
AGENTS NOTES

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.

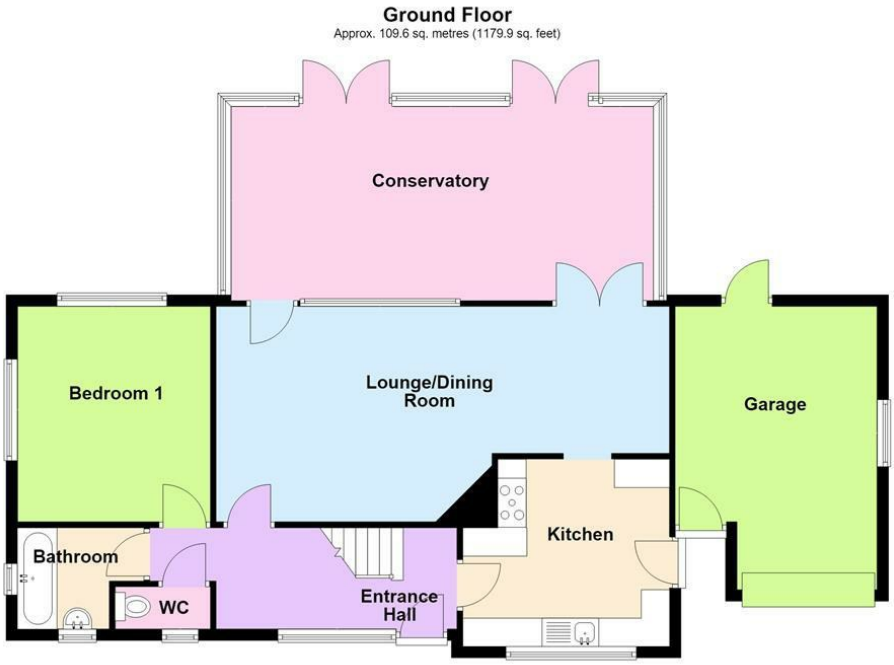
DISCLAIMERS

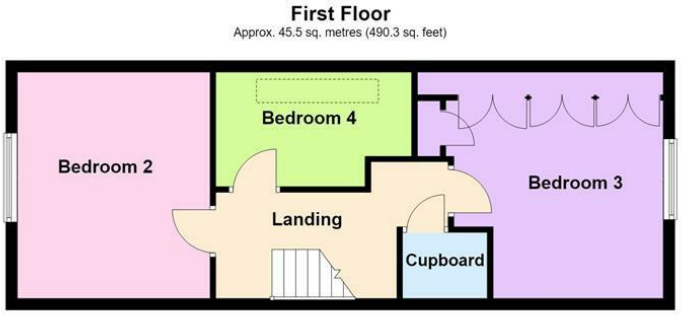
Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements 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.


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
70
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Floor plan





Total area: approx. 155.2 sq. metres (1670.2 sq. feet)