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£230,000

21 Sandholme, Market Weighton, York, YO43 3ND

Boasting an excellent Market Weighton location this smart three bed semi detached home is a credit to the current owners. Exceptionally well maintained throughout and and enjoying a pleasant rear garden with summerhouse, en-suite facilities to the main bedroom and a ground floor cloakroom. The property is further enhanced with a side drive and garage. Viewing is highly recommended to fully appreciate this lovely home. Council Tax band - C. EPC - C.

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 composite door the light and bright hallway boasts a cushioned floor and a carpeted flight of stairs rising to the first floor complimented with pleasant neutral tones to the walls. Central heating radiator and a doors lead to..

CLOAKROOM



A valuable addition for any home. Fitted with a low level flush W.C and a vanity unit housing a counter sunk wash basin with bathroom storage beneath. Cushioned flooring, central heating radiator and a UPVC double glazed window.

KITCHEN

2.55m x 2.85m (8'4" x 9'4")



Boasting 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, integrated single electric oven with a four ring gas hob and extractor fan over. Plumbing for an automatic washing machine and space for a larder style fridge freezer. Access to a generous under stairs storage cupboard. Modern tiled floor, central heating radeiator and a UPVC double glazed window.

LOUNGE AREA

4.89m x 2.95m (16'0" x 9'8")





To the front of the property the cosy lounge is centred around a feature fireplace with an inset electric fire framed with an attractive surround. Laminate effect cushioned flooring is complimented with tones from the neutral palette. Central heating radiator and a UPVC double glazed window.

DINING AREA

2.39m x 2.86m (7'10" x 9'4")



Enjoying an open plan layout with the lounge area the dining area boast ample space for a family sized dining table and chairs. Cushioned flooring, central heating radiator and a set of UPVC double glazed patio doors leads to the rear garden.

LANDING

LANDING

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

BEDROOM ONE

2.99m x 2.91m + wardrobes (9'9" x 9'6" + wardrobes)

To the front of the property with a modern laminate floor the first double bedroom boats a double built in wardrobes providing an abundance of bedroom storage. Central heating radiator and a UPVC double glazed window. Door leads to..

EN-SUITE



The main double bedroom boasts en-suite facilities comprising shower enclosure, low level flush W.C and a vanity unit housing a counter sunk wash basin with bathroom storage beneath. Cushioned flooring, central heating radiator and an extractor fan.

BEDROOM TWO

3.49m incl fitted wardrobes x 2.99m (11'5" incl fitted wardrobes x 9'9")





The second double bedroom quietly located to the rear of the property boasts a carpeted floor, central heating radiator and a UPVC double glazed window. A range of fitted wardrobes provides ample bedroom hanging and storage space. Additional storage cupboard.

BEDROOM THREE

1.96m x 2.89m (6'5" x 9'5")



The third good sized bedroom also to the rear of the property has a carpeted floor, central heating radiator and a UPVC double glazed window.

BATHROOM



The family bathroom to the front of the property has a paneled bath with hand held shower attachment, low level flush W.C and a vanity unit housing the counter sunk wash basin with bathroom storage beneath. Cushioned flooring is complimented with wall tiling to the water sensitive areas, central heating radiator and a UPVC double glazed window.

FRONT GARDEN

The front garden isl aid for ease of maintenance with decorative gravel. a pathway leads to the main entrance door and a side drive provides off street parking and leads to the single attached garage with a courtesy door at the rear into the rear garden.

REAR GARDEN



The pleasant rear garden enjoys a paved patio area immediately to the rear of the property with a pathway meandering through a lawned area to the rear of the garden where another paved area creates an additional seating area with a timber summerhouse creating a relaxing seating area for those long summer days. The boundary is secured with timber fencing.

VIEWING

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

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.

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.

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.

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.

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.

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.



