

# HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

[www.hornseys.uk.com](http://www.hornseys.uk.com)



**£295,000**

**17 Springdale Road, Market Weighton, York, YO43 3JT**

**\*\* NO ONWARD CHAIN \*\* SOUGHT AFTER LOCATION \*\***

In need of some updating, this four bedroom detached property is situated in a much sought after location with open views to the rear.

The property comprises entrance hall, living room, breakfast kitchen, 4 bedrooms, bathroom, shower room, WC, garage and gardens to the front & rear. The property also benefits from oil fired central heating, solar panels and UPVC double glazing.

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.

**Bedrooms      Bathrooms      Receptions**



**4**

**2**

**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, 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.

## ACCOMMODATION

### ENTRANCE HALL

3.81m x 1.79m + 0.98m x 0.95m (12'5" x 5'10" + 3'2" x 3'1")

L shaped with staircase off, radiator.

cupboard and mirror, part tiled walls, heated towel rail, extractor fan, laminate floor covering, heated light fitting.

### LIVING ROOM

4.95m x 3.64m (16'2" x 11'11")



Ceiling coving, 2 x radiators.

### BEDROOM 1

3.82m x 3.01m (12'6" x 9'10")



Range of fitted beech effect wardrobes and bedroom furniture, radiator.

### BATHROOM

2.43m x 1.66m (7'11" x 5'5")



3/4 panel bath with Mira electric shower over and folding screen, wash basin, WC, range of built in cupboards, wall

### BREAKFAST KITCHEN

3.60m x 2.82m (11'9" x 9'3")



Range of wall and floor units with work surface over, 1 1/2 bowl stainless steel sink and drainer, Neff double electric oven and induction hob with extractor hood over, integrated fridge and washing machine, breakfast bar and radiator.

## DINING ROOM/BEDROOM 2

3.41m x 2.86m (11'2" x 9'4")



Radiator.

## FIRST FLOOR

### LANDING

Access to roof space, walk in fully tiled shower cubicle with Mira electric shower and extractor fan.

### W/C

1.82m x 1.65m (5'11" x 5'4")

Sliding access door, wash basin, built in cupboard and shelves, W.C., heated towel rail and heated light fitting.

### BEDROOM 3

4.18m x 3.41m (13'8" x 11'2")



Built in airing cupboard housing hot water cylinder with immersion heater, electric night storage heater and access to under eaves storage.

## BEDROOM 4

4.20m x 3.02m (13'9" x 9'10")



Electric night storage heater, access to under eaves storage.

## OUTSIDE

Solar panels situated on the east and west facing aspects of the main roof.

## GARAGE

Flat roof single garage with up and over door, personnel door to rear housing central heating boiler and central heating oil tank.

## FRONT GARDEN



Brick set driveway, shrub gardens to front of property and east side of drive.

## REAR GARDEN



Paved path to rear garden with small area of timber decking, lawn, paved area, timber summer house, shrubs, pergola, water feature and external tap.

## VIEW TO REAR



## SERVICES

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

Oil central heating.

## COUNCIL TAX

Council tax band D.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession on completion.

## VIEWING

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

## IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

## 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.

## FREE 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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Floor plan

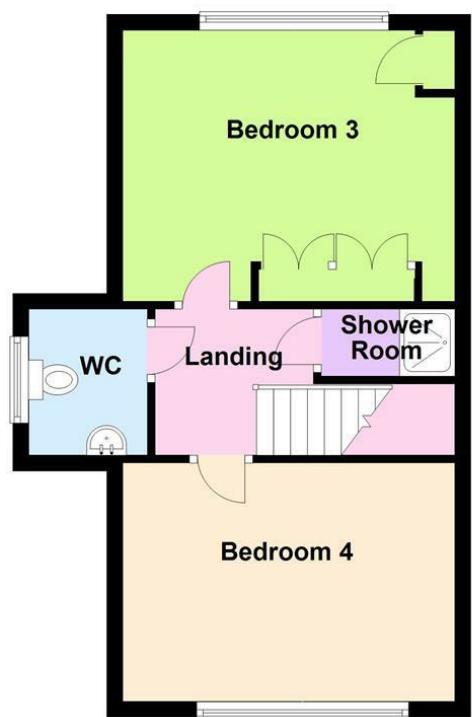
## Ground Floor

Approx. 76.3 sq. metres (821.8 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 114.1 sq. metres (1228.4 sq. feet)

**17 Springdale Road, Market Weighton**