

# HORNSEYS

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**£170,000**

**18 Northfield Road, Market Weighton, York, YO43 3DJ**

**\*\* TWO BED BUNGALOW - IN QUIET CUL DE SAC \*\***

This well presented two bedroom semi-detached bungalow in a good location close to the town centre briefly comprises entrance hall, kitchen, living room, conservatory, two bedrooms and a shower room. Outside the front garden is laid to gravel with a private driveway leading to the garage and rear garden which is laid to lawn with paved patio, raised borders and pathway leading to wooden summerhouse. The property also benefits from gas central heating and PVCu double glazing.

The property is very pleasantly situated on a quiet cul de sac on Northfield Road being convenient for the centre and local amenities of this popular town central for Hull, York, Beverley and the M62 Motorway.

**Bedrooms      Bathrooms      Receptions**



**2**

**1**

**null**



## 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.

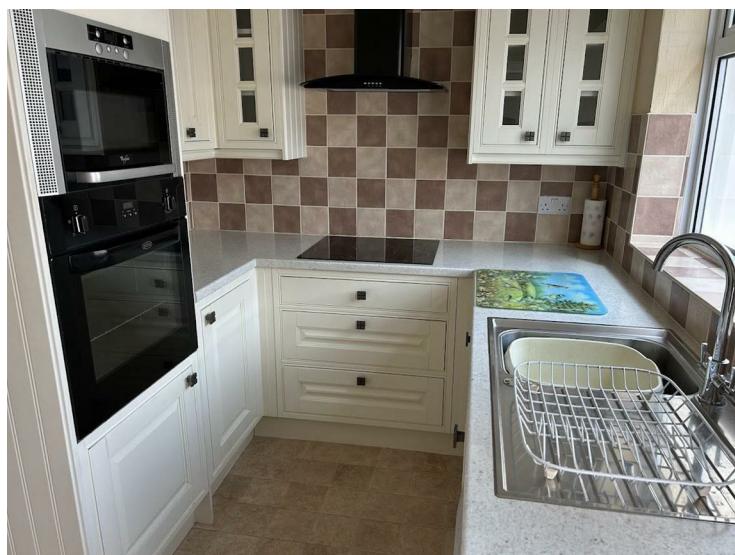
## ACCOMMODATION

### ENTRANCE HALL

PVCu entrance door, cupboard housing hot water cylinder, radiator, loft access.

### KITCHEN

*3.34m x 2.12m (10'11" x 6'11")*



Cream fitted units with white worksurfaces over, stainless steel sink and drainer with mixer tap over, built-in Whirlpool microwave with Belling electric oven below, four-ring electric hob with extractor over, space for fridge freezer, plumbing for washing machine, wall-mounted Worcester gas boiler, radiator, part-tiled walls, vinyl flooring, window to rear, door to conservatory.

### CONSERVATORY

*3.53m x 2.90m (11'6" x 9'6")*



Glazed and brick construction, wood flooring, radiator, door to garden.

### LIVING ROOM

*4.74m x 3.31m (15'6" x 10'10")*



Wood and marble fireplace with gas fire, ceiling coving, television point, radiator, bay window to front.

## BEDROOM 1

3.84m x 2.53m (12'7" x 8'3")



Built-in suite with cupboards and shelving, ceiling coving, television point, radiator, window to rear.

## BEDROOM 2

2.59m x 2.51m (8'5" x 8'2")



Ceiling coving, radiator, fuse box on wall, window to front.

## SHOWER ROOM

2.57m x 1.64m (8'5" x 5'4")



White suite comprising shower cubicle with electric Mira shower, pedestal wash hand basin, low-flush W/C, ladder radiator, extractor, ceiling coving, tiled walls, vinyl flooring, window to side.

## OUTSIDE

### FRONT GARDEN



Laid to lawn with slate borders and floral areas, private driveway leading to garage.

### REAR GARDEN



Laid to lawn with paved patio, slate borders and raised borders, path to wooden summerhouse, wooden fence boundaries.

## SUMMERHOUSE

2.58m x 2.42m (8'5" x 7'11")

Currently used for storage.

## GARAGE

8.12m x 2.64m (26'7" x 8'7")



With up-and-over door, lighting and power.

## SERVICES

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

Gas central heating.

## COUNCIL TAX

Council Tax Band B.

## 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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

## Floor Plan

Approx. 59.8 sq. metres (643.7 sq. feet)



Total area: approx. 59.8 sq. metres (643.7 sq. feet)