

# 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**

**2**

**Bathrooms**

**1**

**Receptions**

**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

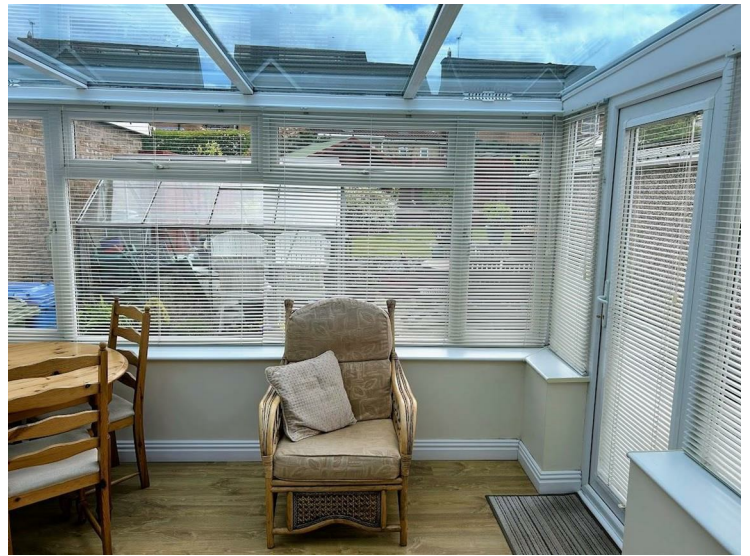
*3.34m x 2.12m (10'11" x 6'11")*



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.

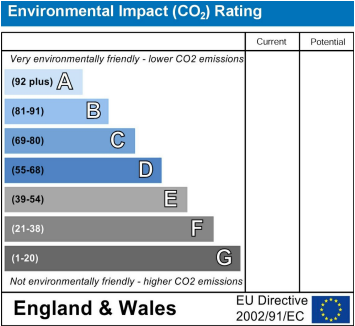
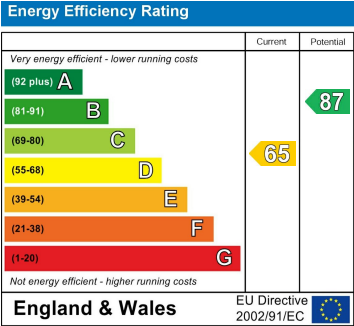
**FREE VALUATION**

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

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# Floor plan



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