

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



£190,000

41 Hawling Road, Market Weighton, YO43 3JR

***** GOOD SIZE PLOT - AMPLE PARKING - NO CHAIN *****

This three bedroom semi-detached house is located in a popular residential area close to the town centre offering a good sized plot with ample parking and garage.

Briefly comprises entrance hall, living and dining room, kitchen, dining/utility room, downstairs W/C, three bedrooms and family bathroom, front garden is low maintenance with gravel area and block paved driveway providing ample parking leading to garage, rear garden is laid to lawn with timber fence boundaries.

Hawling Road is conveniently situated within walking distance of the centre of Market Weighton which is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and direct commuter routes for Beverley, York, Hull and M62 Motorway

Bedrooms Bathrooms Receptions

3

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 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

GROUND FLOOR

FRONT ENTRANCE HALL

PVCu entrance door with glazed panel, storage cupboard, radiator.

KITCHEN

2.74m x 2.09m (8'11" x 6'10")



Fitted cream kitchen with wood effect work surface over, cream sink and drainer with mixer tap, storage cupboard with power point, electric hob with extractor fan over, electric oven, integrated dish washer, ceiling coving, wood effect flooring, radiator.

UTILITY ROOM/DINING AREA

4.59m x 1.62m (15'0" x 5'3")



Plumbing for washing machine, fitted kitchen unit with wood effect work surface over, cream sink and mixer tap, part-tiled, wood effect flooring, storage cupboard off, loft access point, radiator, PVCu side door to driveway.

LIVING AND DINING ROOM

6.81m x 3.34m (22'4" x 10'11")



Open plan room with bay window and French doors to rear garden, electric fire set on tiled hearth with timber mantle, ceiling coving, built-in storage cupboard.

LIVING AND DINING ROOM



W/C

1.57m x 0.75m (5'1" x 2'5")

Low flush W/C, part-tiled walls, wood effect flooring.

FIRST FLOOR

LANDING

Loft access point, radiator.

BEDROOM 1

4.04m x 3.37m (13'3" x 11'0")



Built-in wardrobe, radiator.

BEDROOM 2

3.37m x 2.82m (11'0" x 9'3")



Built-in wardrobes, radiator, storage cupboard housing wall mounted Worcester gas central heating boiler.

BEDROOM 3

3.09m x 2.15m (10'1" x 7'0")

Built-in storage cupboard, radiator.

BATHROOM

2.12m x 1.81m (6'11" x 5'11")



White suite comprising panel bath, pedestal wash basin, low flush W/C, tiled walls, radiator.

OUTSIDE



FRONT GARDEN



Front garden laid to low maintenance gravel with block paved driveway providing ample parking..

REAR GARDEN



Rear garden laid to lawn with timber fence boundaries

GARAGE

Single garage with roller shutter door.

SERVICES

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

COUNCIL TAX

Council Tax Band A.

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.

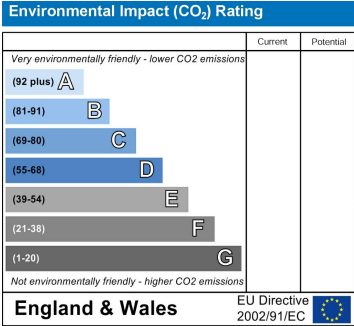
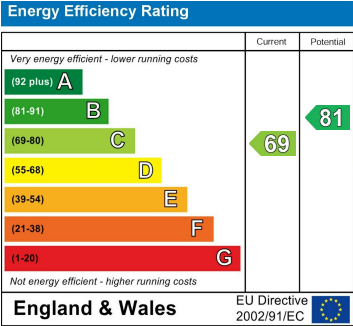
FREE VALUATION

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

DISCLAIMER

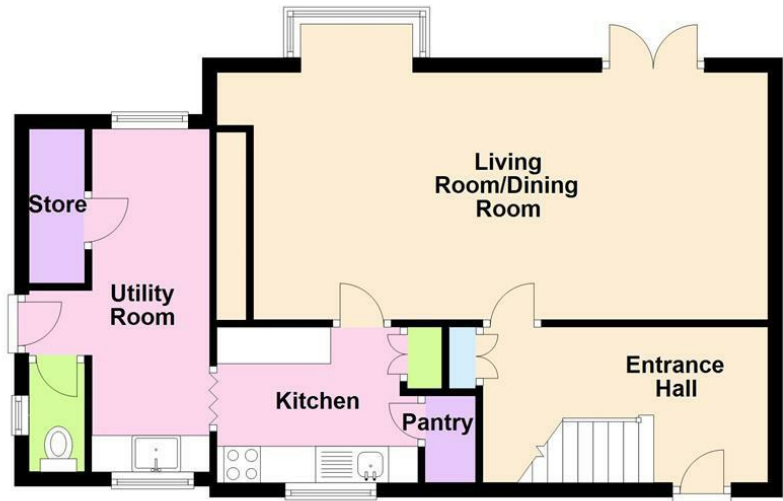
Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements

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.



Floor plan

Ground Floor



First Floor



Total area: approx. 97.5 sq. metres (1049.3 sq. feet)