

HORNSEYS

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£260,000

42 Hill Rise Drive, Market Weighton, York, YO43 3JZ

Offered with no onward chain, this 3 bedroom detached house is situated on an impressive corner plot in this much sought after location.

The well maintained family home consists of entrance porch, entrance hall, living room, dining room, kitchen, 3 bedrooms, family bathroom, front and rear garden and detached garage. The property also benefits from UPVC double glazing and gas central heating. 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

3

1

2



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 PORCH

Tiled floor.

ENTRANCE HALL

4.01m x 1.90m (13'1" x 6'2")

UPVC entrance door with glazed side panels. Staircase off, under stair cupboard, ceiling coving, radiator.

LIVING ROOM

4.26m x 4.03m (13'11" x 13'2")



Stone fireplace and hearth incorporating coal effect gas fire. Ceiling coving, radiator.

DINING ROOM

3.28m x 2.89m (10'9" x 9'5")



French windows to rear garden. Ceiling coving, radiator.

KITCHEN

2.88m x 2.88m (9'5" x 9'5")



Range of wall and floor units with fitted worksurface over, 1 1/2 bowl stainless steel sink and drainer, part tiled walls, stainless steel extractor hood, plumbing for washing machine and dishwasher, wall mounted Glow-worm gas fired combi boiler, under stair storage cupboard, UPVC side door, radiator.

FIRST FLOOR

LANDING

Built in airing cupboard, loft access point, ceiling coving.

MASTER BEDROOM

3.43m x 3.41m (11'3" x 11'2")



Built in wardrobe, ceiling coving, radiator.

BEDROOM 2

3.79m x 2.94m (12'5" x 9'7")



Built in wardrobe, ceiling coving, radiator.

BEDROOM 3

2.75m x 2.31m (9'0" x 7'6")

Ceiling coving, radiator.

FAMILY BATHROOM

2.39m x 1.67m (7'10" x 5'5")



Modern white suite comprising bath with plumbed shower over and fitted screen, pedestal wash basin, WC, tiled walls, extractor fan, tiled floor, stainless steel ladder heated towel rail.

OUTSIDE

GARAGE

5.15m x 2.83m (16'10" x 9'3")

Detached brick garage, up and over door, side window and UPVC personnel door.

FRONT GARDEN



Laid to lawn, brick and wrought iron boundaries, path leading to front door and side door.

REAR GARDEN



Laid to lawn with paved patio, gravel area, borders and small decking area. External tap.

SERVICES

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

Gas central heating.

COUNCIL TAX

Council tax band C.

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

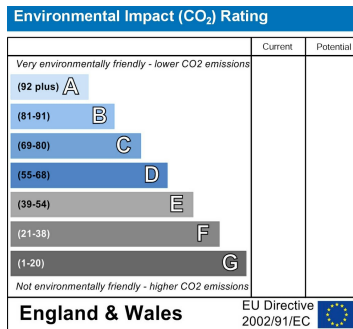
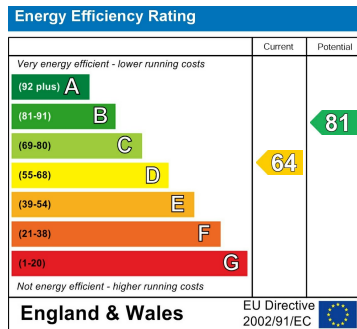
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FREE VALUATION

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

DISCLAIMER

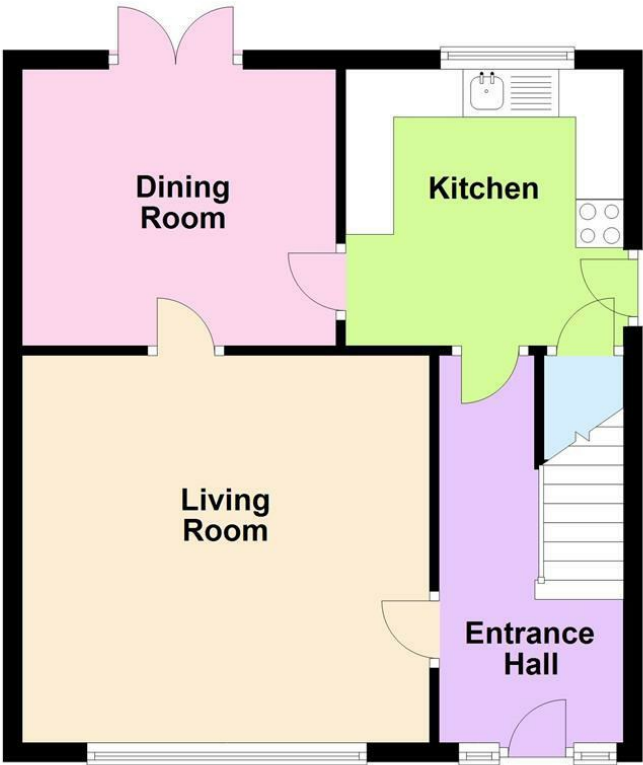
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Floor plan

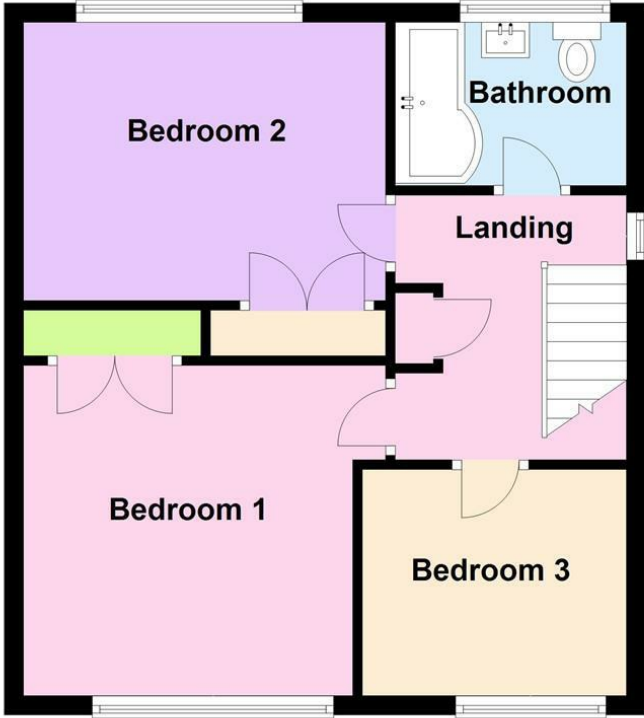
Ground Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 sq. feet)
42 Hill Rise Drive, Market Weighton