HORNSEYS

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£425,000

31 Lyon Avenue, Market Weighton, York, YO43 3GP

** BE THE PROUD NEW OWNERS OF THIS STYLISH EXECUTIVE RESIDENCE **

Proudly presenting this four bedroomed detached home finished with impeccable taste and styled to perfection! Remodelled internally to include a home office/study and enlarged kitchen/diner/living room. Situated on the hugely popular Lyon Avenue just off Dawson road and Londesborough Road. Enjoying a sheltered rear garden and boasting a luxurious master bedroom suite. The property also has the benefit of an EV charger. Only by viewing can this beautiful family home be fully appreciated. Council tax band - E. EPC - B.

Bedrooms	Bathrooms	Receptions
4	2	2

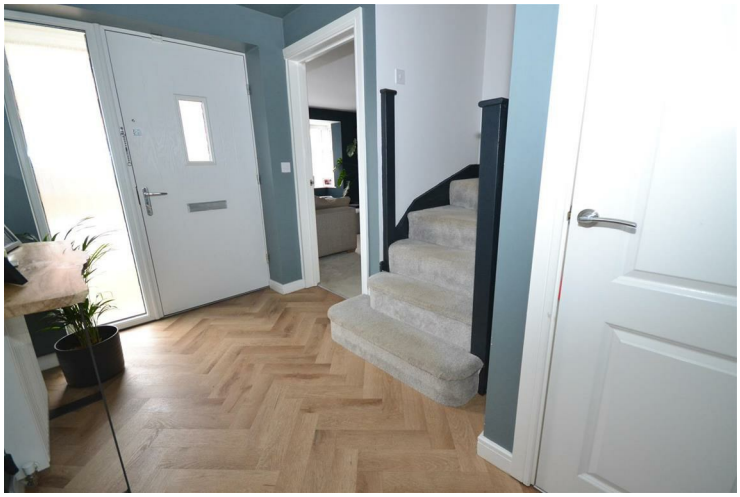
OnTheMarket.com

RICS

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.

HALL



Entered through a smart composite door, the welcoming hallway with cushioned flooring and a carpeted flight of stairs rising to the first floor, enjoys an under stairs storage cupboard, central heating radiator and doors lead to...

LOUNGE

4.27m x 3.26m + bay (14'0" x 10'8" + bay)



To the front of the property and boasting a walk-in bay fitted with a UPVC double glazed window. A carpeted floor is complimented with modern tones to the walls. Central heating radiator.

STUDY/HOME OFFICE

2.62m x 2.99m (8'7" x 9'9")



A modern addition and valuable room for either the busy executive who works from home or this room adds versatility to the home as it could have numerous other uses including childrens play room or a second sitting room/snug.

KITCHEN/DINER/LIVING SPACE

7.71m x 3.53m + 2.39m x 2.97m living space (25'3" x 11'6" + 7'10" x 9'8" living space)







A fabulous family space, open spacious and modern. The dining area enjoys ample space for a family dining table and chairs The snug area is a cosy area. The kitchen boasts a range of fitted wall, base and larder units with contrasting work surfaces fitted over and matching upstands. A central island with an inset five burner hob with chimney extractor over and an abundance of kitchen storage beneath helps to create a modern touch for the kitchen. Inset kitchen sink with drainer and mixer tap over, integrated family sized dishwasher, double eye line oven and a larder style fridge freezer. UPVC double glazed windows and a set of UPVC double glazed patio doors leads into the rear garden. The room is finished with work surface lighting, modern ceiling down lights and cushioned flooring. Two central heating radiators.

CLOAKROOM



A valuable additional for any family home. Finished with a concealed low level flush W.C and a wall hung wash basin. central heating radiator, cushioned flooring and a UPVC double glazed window.

UTILITY ROOM



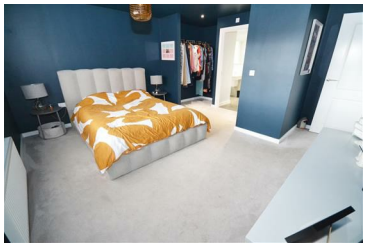
With a range of matching wall and base units complimented with attractive work surfaces over. Plumbing for an automatic washing machine, cushioned flooring.

LANDING

A bright and spacious central landing with a carpeted floor, central heating radiator, UPVC double glazed window and airing cupboard. Doors lead to...

BEDROOM ONE

4.28m x 3.21m + 1.66m x 3.21m closet area (14'0" x 10'6" + 5'5" x 10'6" closet area)





The master bedroom suite is a generous space with a carpeted floor, central heating radiator and a UPVC double glazed window. A walk in closet provides modern hanging space and leads to the en-suite.

EN-SUITE



The en-suite comprises of a walk in shower with mixer shower and rain head, concealed low level flush W.C and a wall hung wash basin. Tiled flooring is complimented with pleasant wall tiling to the water sensitive areas. Chrome ladder style towel warmer, UPVC double glazed window and modern down lights finish the en-suite.

BEDROOM TWO

3.54m x 3.8m including alcove (11'7" x 12'5" including alcove)



The second double bedroom to the rear of the property boasts a carpeted floor complimented with neutral tones to the walls, central heating radiator and a UPVC double glazed window.

BEDROOM THREE

3.07m x 3.51m (10'0" x 11'6")



Also to the rear of the property and enjoying a carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM FOUR

3.08m x 2.75m (10'1" x 9'0")



To the front of the property with a carpeted floor, central heating radiator and a UPVC double glazed window.

FAMILY BATHROOM



A spacious bathroom fitted with a panelled bath with mixer shower over and a fixed shower screen, concealed low level flush W.C and a wall hung vanity unit with a counter sunk wash basin and bathroom storage beneath. Tiled flooring is complimented with wall tiling to the splash sensitive areas. Chrome ladder style towel warmer, ceiling down lights and a UPVC double glazed window.

FRONT OF THE PROPERTY

To the front of the property there is parking for two vehicles and a lawned area wraps around the side of the property and is bordered with attractive evergreen hedging. A side gate leads to the rear garden.

REAR GARDEN



A lovely landscaped and well manicured rear garden with a paved patio area immediately to the rear of the property making it an ideal seating and entertaining space and is positioned to capture the best of the sheltered westerly aspect. A lawned area beyond has well stocked borders of attractive garden plants and shrubs, An additional space to the side of the property where a timber outdoor storage shed is located and also creates an additional seating area.

SERVICES

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

VIEWING

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

TENURE

The property is freehold.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

POSSESSION

Vacant possession on completion.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on

how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

VALUATION

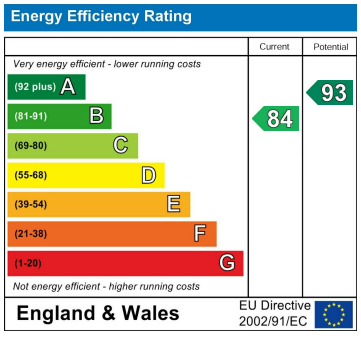
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

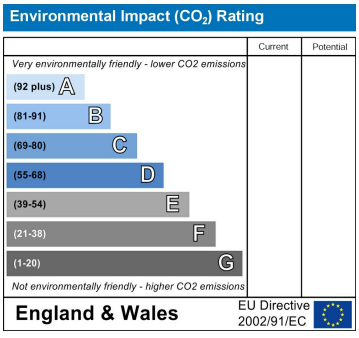
DISCLAIMER

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.

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.





Floor plan



Total area: approx. 151.5 sq. metres (1630.8 sq. feet)