

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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Asking Price £105,000

10 Holme Court, Holme Road, Market Weighton, York, YO43 3EN

* MODERN ONE BED TOWN CENTRE FLAT *

* IDEAL INVESTOR OR FIRST TIME BUYER PROPERTY *

This beautifully presented first floor one bedroom flat is positioned in a convenient location close to the town centre and all amenities.

The property benefits from gas central heating and comprises landing, entrance hall, living room, kitchen and dining area, double bedroom, bathroom and allocated parking.

Market Weighton is a growing, increasingly popular market town with a full array of amenities, and is 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



1

1

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, 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

GROUND FLOOR

ENTRANCE LOBBY

Storage area, staircase to first floor.

FIRST FLOOR

LANDING

Window, front entrance door.

ENTRANCE HALL

Inset ceiling lighting, wood effect flooring, storage cupboard.

BEDROOM

4.34m x 2.55m (14'2" x 8'4")



Wood effect flooring, loft access point, radiator.

LIVING ROOM

4.33m x 3.08m (14'2" x 10'1")



Wood effect flooring, telephone point, television point, electric wall mounted fire, radiator.

KITCHEN DINER

3.61m x 3.47m (11'10" x 11'4")



Fitted white high gloss base units with black laminate work surface over, white 1.5 bowl sink and drainer with mixer tap, part-tiled walls, four-ring gas hob with extractor fan over, electric oven, plumbing for dish washer and washing machine, wall mounted gas central heating boiler, radiator.

BATHROOM

2.04m x 1.85m (6'8" x 6'0")



Panel bath with electric shower over and fitted shower screen, low flush W/C, pedestal wash basin, part-tiled walls, extractor fan, radiator.

OUTSIDE



One allocated parking space.

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 leasehold.

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.

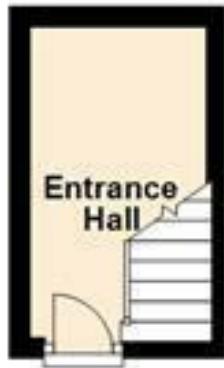
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor plan

Ground Floor

Approx. 57 sq. metres (614.7 sq. feet)



Total area: approx. 57.1 sq. metres (614.7 sq. feet)