

HORNSEYS

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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



£230,000

8 Ebor View, Market Weighton, YO43 3NX

*** 3 BED SEMI-DETACHED HOUSE ****

** QUIET CUL DE SAC POSITION - NO ONWARD CHAIN **

Offered to the market with no onward chain is this 3 bedroom semi detached house which has recently been decorated and new carpets fitted throughout. Situated on a quiet cul de sac with a fully enclosed rear garden, the property briefly comprises entrance hall, modern kitchen diner, living room, three bedrooms and a family bathroom. Outside the front garden is laid to lawn with a stone chip driveway leading to the garage, the rear garden is laid to lawn with a paved patio and low maintenance gravel area. The property also benefits from gas central heating and PVCu double glazing.

Market Weighton is a small 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

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

ENTRANCE HALL

Front entrance door, radiator, ceiling coving, stairs off.

KITCHEN AND DINING ROOM

5.13m x 2.95m (16'9" x 9'8")



Fitted grey kitchen with white laminate work surfaces over, stainless steel sink and mixer tap, plumbing for washing machine, wall mounted GCH boiler, 4 ring gas hob, Beko electric oven, grey wood effect flooring, radiator, french doors to rear patio.

DINING ROOM



LIVING ROOM

4.90m x 4.11m (16'0" x 13'5")



Marble effect surround and hearth with timber mantel, ceiling coving, under stairs storage cupboard, radiator.

FIRST FLOOR

LANDING

Loft access point, storage cupboard housing hot water cylinder.

BEDROOM 1 (rear)

3.95m x 3.16m (12'11" x 10'4")



Radiator.

BEDROOM 2

3.45m x 2.86m (11'3" x 9'4")



Radiator.

BEDROOM 3

2.28m x 2.18m (7'5" x 7'1")



Radiator, TV point.

BATHROOM

1.85m x 1.68m (6'0" x 5'6")



Modern suite comprising panel bath with shower and fitted shower screen, hand wash basin with mixer tap set in vanity

unit, low flush W/C, heated ladder towel rail, tile effect flooring, extractor fan, shaver point.

OUTSIDE



FRONT GARDEN

Laid to lawn with a paved pathway to the front door, stone chip driveway providing ample parking with a timber gate to rear garden.

REAR GARDEN



Laid to lawn with a paved patio and low maintenance gravel area, timber fenced boundaries.

GARAGE

5.74m x 2.76m (18'9" x 9'0")

Up and over door, side personnel door, power and lighting.

SERVICES

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

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

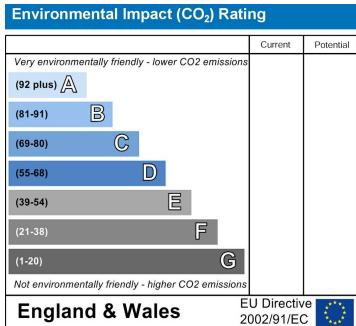
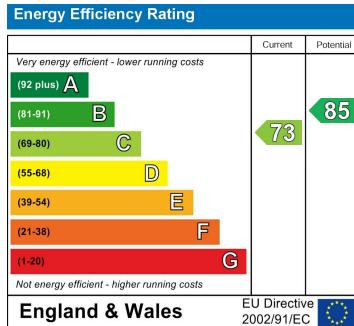
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.

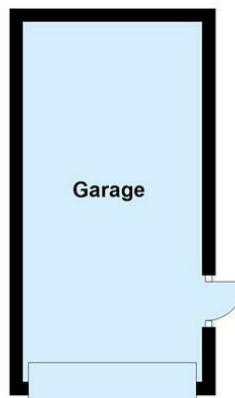
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Floor plan

Ground Floor



First Floor



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)