

# 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](http://www.hornseys.uk.com)*



**£200,000**

## **31 Croft Close, Market Weighton, York, YO43 3JU**

This extended 3 bedroom semi detached property has been tastefully updated by the current vendors and is situated on a generous corner plot with garage, ample parking and good sized enclosed rear garden complete with summer house. The property briefly comprises entrance hall, living room, kitchen/dining area, 3 bedrooms and family bathroom. The property also benefits from gas central heating and UPVC double glazing.

The property is very pleasantly situated on a quiet cul de sac on Croft Close off Hawling Road being convenient for the centre and local amenities of this popular town central for Hull, York, Beverley and the M62 Motorway.

**Bedrooms      Bathrooms      Receptions**

**3**

**1**

**1**



## MARKET WEIGHTON

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. 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 HALL

*1.34m x 1.18m (4'4" x 3'10")*

UPVC entrance door, herringbone wood flooring, radiator.

### LIVING ROOM

*4.59m x 4.45m (15'0" x 14'7")*



Wall mounted pebble effect electric fire, TV point, herringbone wood flooring, stairs off, radiator.



## KITCHEN & DINING ROOM

*4.57m x 4.44m (14'11" x 14'6")*



Modern fitted kitchen, white units with laminate work surface over, black sink and drainer with mixer tap, hotpoint oven and microwave, induction hob with extractor fan over, integrated washing machine and dishwasher, inset ceiling lighting, radiator, herringbone wood flooring.



## FIRST FLOOR

### LANDING

Loft access point, storage cupboard off.



## BATHROOM

1.84m x 1.64m (6'0" x 5'4")



Modern white suite comprising low flush WC, wash hand basin set in vanity unit, bath with plumbed shower over, tiled walls and flooring, heated ladder towel rail.

## MASTER BEDROOM

3.63m x 2.49m (11'10" x 8'2")



Radiator.

## BEDROOM 2

3.63m x 2.49m (11'10" x 8'2")



Radiator.

## BEDROOM 3

2.55m x 1.86m (8'4" x 6'1")

Fitted storage cupboard, radiator.

## OUTSIDE



## GARAGE

Electric roller door, side personnel door, power and light.

## SUMMER HOUSE



With UPVC windows and doors.

## FRONT GARDEN

Block paved driveway providing ample parking and low maintenance gravel area.

REAR GARDEN



Laid to lawn with low maintenance gravel areas, paved patio, timber fenced boundaries, well stocked with mature shrubs, side access gate to front driveway.

SERVICES

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

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.

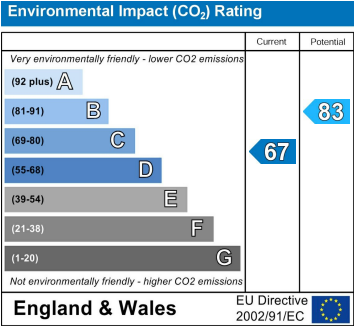
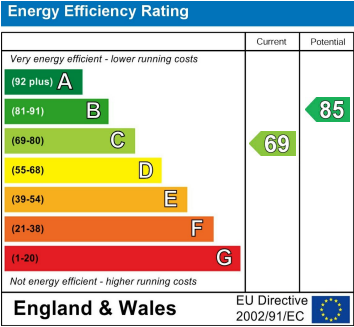
FREE VALUATION

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

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

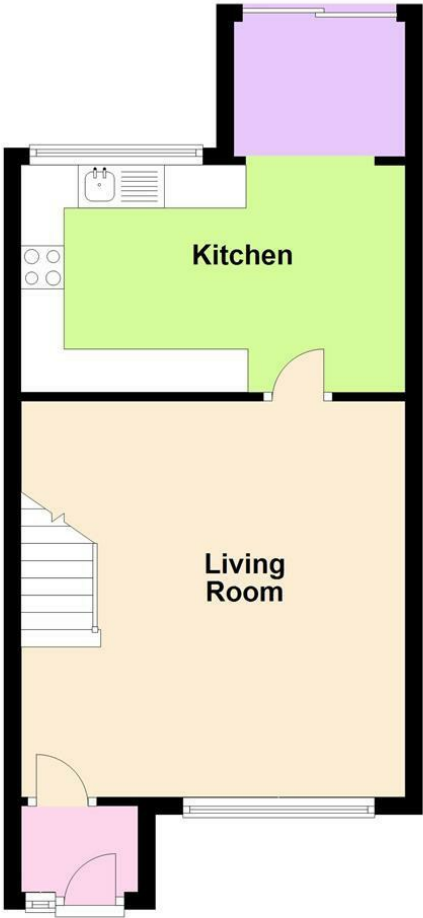
relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



# Floor plan

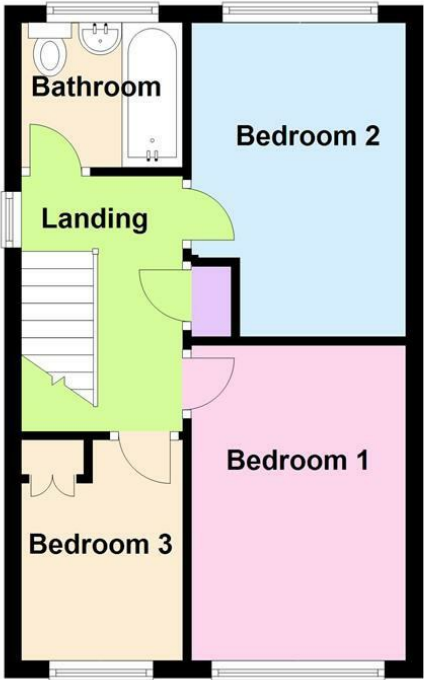
## Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)