

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



£245,000

1 Westfield Terrace, Market Weighton, York, YO43 3EH

**** REFURBISHMENT OPPORTUNITY OF SUPERB PERIOD PROPERTY ****

**** THREE DOUBLE BEDROOMS - CLOSE TO TOWN CENTRE WITH PRIVATE PARKING ****

With modernisation, this late Victorian three bed end terrace property has all the bones to be a beautiful and spacious period home. Retaining some original features, the property briefly comprises hallway, living room, sitting room, large kitchen with dining area, pantry, utility, and bathroom on the ground floor, three bedrooms on the first floor, and a boarded attic room with window on the second floor.

Outside to the front of the property is a low maintenance path and concrete area, and to the rear a large south west facing garden. To the side of the property is a private driveway.

The property is pleasantly situated in a convenient location a short walk from the centre of Market Weighton, an increasingly popular market town with a full array of amenities, and is central for York, Hull, Beverley and the M62 motorway.

Bedrooms

3

Bathrooms

1

Receptions

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 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 HALLWAY

4.23m x 0.95m (13'10" x 3'1")

Wooden entrance door with glass panels, pendant light, stairs off.

LIVING ROOM

3.90m x 3.66m (12'9" x 12'0")



Brick chimney breast, cast iron open fire on paved hearth with tiled surround and wood mantle, pendant light, UPVC bay window to front, glazed double doors to sitting room.

SITTING ROOM

4.11m x 3.67m (13'5" x 12'0")



Brick chimney breast and fireplace with electric fire on tiled hearth, electric heater, feature pendant light, UPVC window to side, UPVC window to rear, under stairs cupboard off.

KITCHEN DINER

4.40m x 2.85m (14'5" x 9'4")



Pale blue base and wall cupboards, cream worktops over, 1.5 cream sink with stainless mixer tap over, part-tiled and part-panelled walls, tiled floor, adjustable spotlights, electric radiator, UPVC window to side.

PANTRY

1.85m x 1.41m (6'0" x 4'7")

Pendant light, shelving.

UTILITY

2.07m x 0.92m (6'9" x 3'0")

Pendant light, UPVC window to side.

REAR ENTRANCE

2.03m x 1.20m (6'7" x 3'11")

Wooden entrance door to side, pendant light.

BATHROOM

2.95 x 1.89m (9'8" x 6'2")



Double width shower with screen, low-flush WC, pedestal wash hand basin, part-tiled and part-panelled walls, tiled floor, mirror with light over, electric radiator, UPVC window to side.

FIRST FLOOR

LANDING

3.65m x 1.47m (11'11" x 4'9")

Pendant light, stairs to attic room, storage cupboard off, window to side.

BEDROOM 1

3.81m x 3.65m (12'5" x 11'11")



Pendant light, electric radiator, UPVC window to front.

BEDROOM 2

3.65m x 3.46m (11'11" x 11'4")



Pendant light, storage cupboard off housing water tank, UPVC window to rear.

BEDROOM 3

4.16m x 2.18m (13'7" x 7'1")



Pendant light, UPVC window to front

SECOND FLOOR

ATTIC ROOM

4.83m x 3.18m (15'10" x 10'5")



Wooden floor boards, wooden window to side.

OUTSIDE

FRONT GARDEN

Fully concreted with path to front entrance door.

SIDE DRIVEWAY



Fully concreted private driveway leading to rear garden.

REAR GARDEN



Laid to gravel with paved patio area, some mature shrubs and trees, large wooden shed, wooden fence boundaries.

SERVICES

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

COUNCIL TAX

Council Tax Band A.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

Floor plan

