

HORNSEYS

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Offers Over £220,000

25 Holme Road, Market Weighton, YO43 3EQ

**** SUBSTANTIAL 3 BEDROOM DETACHED HOUSE ON LARGE PLOT WITH EXTENSION POTENTIAL *****

**** IN NEED OF SOME MODERNISATION ****

**** NO ONWARD CHAIN ****

This three bedroom detached house is in need of some modernisation yet has all the requirements needed to create a substantial family home within walking distance of the town centre.

Situated on a large plot offering much privacy within the popular location of Holme Road, this three bedroom detached house briefly comprises of entrance hallway, breakfast kitchen, utility room, cloakroom with WC, dining room, living room and conservatory on the ground floor, whilst on the first floor there are two double bedrooms, a third bedroom and a family shower room.

Outside the large lawn gardens wrap around the property offering for parking for several vehicles and recreation, with the option to extend the property subject to planning permission. There is also a garage and an outbuilding.

Market Weighton is an increasingly popular market town situated on the edge of the Yorkshire Wolds with a full array of amenities and excellent public transport connections, and convenient commuter routes for York, Hull, Beverley and the M62 motorway.

Bedrooms

3

Bathrooms

2

Receptions

3



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 PORCH

Wood glazed entrance door, tiled flooring.

HALLWAY

Understairs cupboard, radiator, doors to kitchen and living room, stairs off.

LIVING ROOM

4.27m x 3.64m (14'0" x 11'11")



Tiled fireplace and hearth with electric fire , two radiators, bay window to front and window to rear.

CONSERVATORY

3.61m x 3.27m (11'10" x 10'8")



PVCu and glazed construction, electric ceiling fan, vinyl flooring, French doors to rear garden.

DINING ROOM

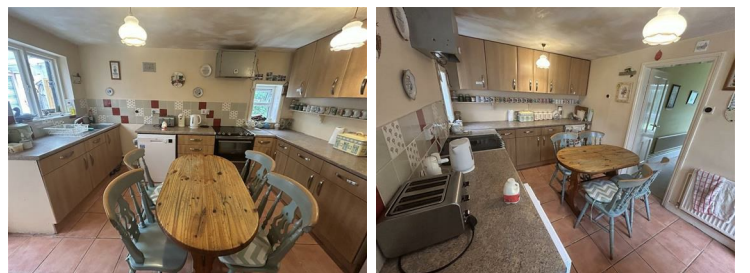
4.36m x 3.83m (14'3" x 12'6")



Radiator, bay window to front, window to rear.

BREAKFAST KITCHEN

3.93m x 2.72m (12'10" x 8'11")



Fitted wood effect units with laminate worksurfaces over, stainless steel sink and drainer with mixer tap over, space for oven, space for fridge freezer, space for dishwasher, part-tiled walls, tiled flooring, window to side, window to rear.

UTILITY ROOM

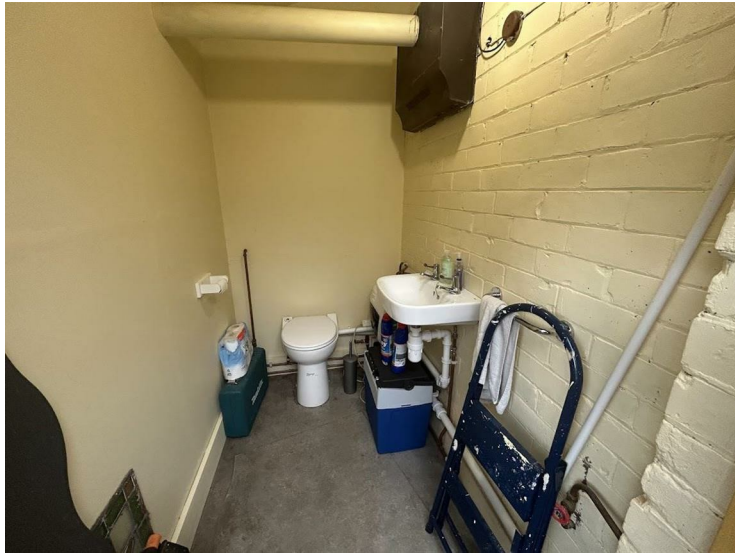
4.25m x 2.60 (13'11" x 8'6")



Wall mounted Worcester gas central heating boiler, plumbing for washing machine, space for tumble dryer, concrete flooring, windows to rear garden, door to rear garden.

WC / CLOAKROOM

1.83m x 1.20m (6'0" x 3'11")



Low flush WC, wall mounted hand basin, vinyl flooring.

FIRST FLOOR

LANDING

Radiator, window to front.

BEDROOM 1

3.64m x 3.40m (11'11" x 11'1")



Two built-in wardrobes, radiator, window to front.

BEDROOM 2

3.64m x 3.38m (11'11" x 11'1")



One cupboard, two radiators, window to front.

BEDROOM 3

2.35m x 2.20m (7'8" x 7'2")



Built-in wardrobe, radiator, window to rear.

SHOWER ROOM

2.36m x 1.58m (7'8" x 5'2")



Shower cubicle with sliding doors, low flush WC, pedestal wash hand basin, wall mounted heater for shower, part-tiled walls, wood effect vinyl flooring, radiator, window to rear, loft access point.

OUTSIDE

FRONT GARDEN

Caravan electric charging point on exterior of property, garden laid to lawn with paved path and hedge boundaries.

GARDENS TO REAR AND SIDE



Outside the large lawn gardens wrap around the property offering ample space for parking and recreation, with the option to extend the property subject to planning permission. There is also a garage and an outbuilding.

GARAGE

5.49m x 2.75m (18'0" x 9'0")

Of wooden construction, light and power, two caravan electric charging points on exterior.

OUTBUILDING

3.25m x 2.46m (10'7" x 8'0")



Of brick construction, with electric and lighting.

SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax Band D

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

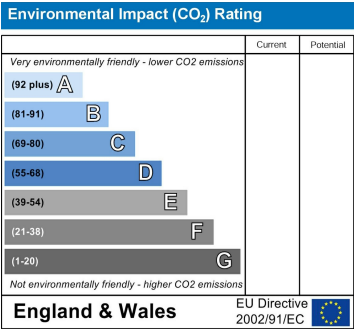
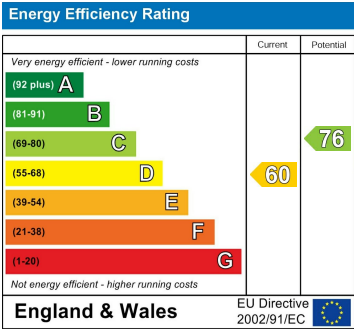
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

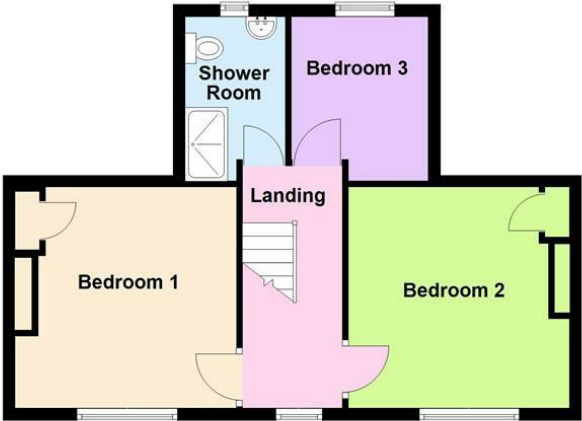
Ground Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 117.0 sq. metres (1259.8 sq. feet)