

# 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)



**£180,000**

**49 Princess Road, Market Weighton, York, YO43 3BU**

**\*\* IN NEED OF SOME MODERNISATION - NO CHAIN \*\***

This good sized three bedroom semi-detached house has a large rear garden, off road parking, and is within walking distance of both primary and secondary schools, giving it all the hallmarks of what could be the perfect family home with a little modernisation.

Briefly comprises kitchen, dining room, downstairs W/C, three bedrooms (two of which are doubles), shower room, front garden with private driveway, and large rear garden. Princess Road is conveniently situated within walking distance of the centre of Market Weighton which is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and direct commuter routes for Beverley, York, Hull and the M62 Motorway.

**Bedrooms      Bathrooms      Receptions**

**3**

**2**

**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, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a frequent, regular bus service to a wide variety of destinations.

## ACCOMODATION

### ENTRANCE HALL

Front entrance door, under stairs storage cupboard, stairs off.

### W/C

*1.71m x 0.82m (5'7" x 2'8")*

Low flush W/C.

### LIVING ROOM

*5.00m max x 3.73m max (16'4" max x 12'2" max)*



Electric fire set in marble effect surround with timber mantle and cabinets, television point, ceiling coving, radiator.

### DINING ROOM

*3.59m x 3.17m (11'9" x 10'4")*



Wall mounted, gas fire, television point, full length doors to rear patio, ceiling coving, radiator.

## KITCHEN

*3.17m x 1.78m (10'4" x 5'10")*



Range of fitted beech effect base and wall units with laminate work surface over, stainless steel sink and drainer, wall mounted gas central heating boiler, plumbing for washing machine, PVCu side door, radiator.

## FIRST FLOOR

### LANDING

Loft access point.

### BEDROOM 1

*4.99m x 2.79m (16'4" x 9'1")*



Storage cupboard, radiator.



## **BEDROOM 2**

*3.15m x 3.00m (10'4" x 9'10")*



Radiator.

## **BEDROOM 3**

*3.16m x 2.39m (10'4" x 7'10")*



Storage cupboard housing hot water cylinder, radiator.

## **SHOWER ROOM**

*1.71m x 1.69m (5'7" x 5'6")*



Shower cubicle with plumbed shower, low flush W/C, hand wash basin, tiled walls, radiator.

## **OUTSIDE**



### **TO THE FRONT**

Timber fence boundary, iron entrance gates, concrete driveway, low maintenance gravel garden with circular raised planter.

### **TO THE REAR**



Rear garden mainly laid to lawn, dwarf brick wall with paved patio area, paved pathway leading to timber shed on concrete base, hedge and timber boundaries.

### **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

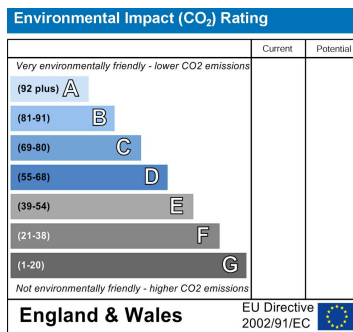
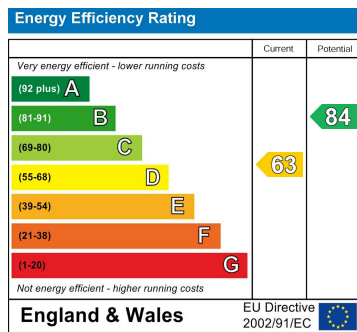
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

## 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.

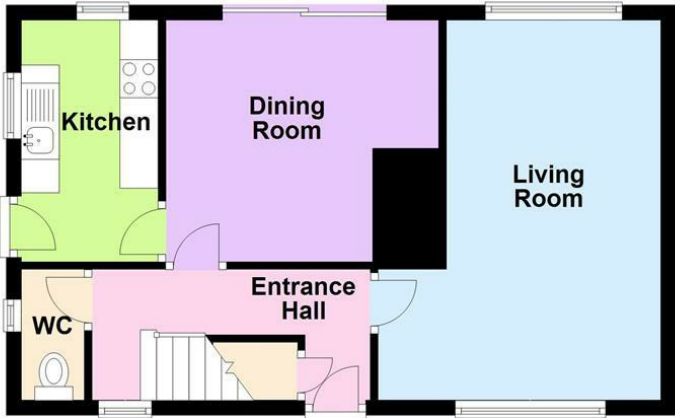
## DISCLAIMER

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



First Floor

