

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com



Open To Offers £245,000

5 Beech Close, Market Weighton, York, YO43 3DZ

This beautifully presented two bedroom detached bungalow is situated amongst similar properties and within easy walking distance of the town centre and many amenities.

Briefly comprising entrance hall, kitchen and dining room, utility room, living room, two double bedrooms, and a shower room with easy access double shower. Outside there is a front garden, private driveway with ample parking, detached brick garage, and a pretty rear garden that is laid to paving and gravel for low maintenance.

The property has gas central heating and PVCu double glazing.

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

Bedrooms Bathrooms Receptions

2

1

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 regular bus service to a wide variety of destinations.

ACCOMMODATION

ENTRANCE HALL

PVCu entrance door, telephone point, loft access point, cupboard off housing recently installed Ideal gas central heating boiler.

KITCHEN AND DINING ROOM

3.77m x 2.56m (12'4" x 8'4")



White high gloss fitted kitchen with grey marble effect work surface over, white sink and drainer with mixer tap, gas hob with extractor over, electric oven, part-tiled walls, storage cupboard, pantry, tile effect flooring, radiator.

UTILITY ROOM

2.58m x 1.72m (8'5" x 5'7")

PVCu rear door, fitted worksurface, plumbing for washing machine, ceiling coving, radiator.

LIVING ROOM

4.69m x 3.10m (15'4" x 10'2")



Bow window, ceiling coving, television point, radiator.

BEDROOM 1

3.24m x 2.81m (10'7" x 9'2")



Radiator.

BEDROOM 2

2.93m x 2.67m (9'7" x 8'9")



Radiator.

SHOWER ROOM

1.89m x 1.62m (6'2" x 5'3")



White suite comprising low flush W/C, hand wash basin with

mixer tap, double shower cubicle with plumbed shower, mirror-door vanity unit, tiled walls, wood effect flooring, extractor fan, heated ladder towel rail.

OUTSIDE



FRONT GARDEN

Open to the driveway and laid to low maintenance paving with flower inserts, gravel boundaries with small shrubs, and with gate access to rear garden.

REAR GARDEN



Laid to low maintenance paving with gravel areas, inset flower and shrub planting, timber fence boundaries, gate access to drive, 2 outside lights, side path with gate access to front garden.

GARAGE AND DRIVEWAY



Private tarmac driveway leading to brick garage with electric Garolla door, power & light, PVCu side window and side personnel door, and gate access to rear garden.

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.

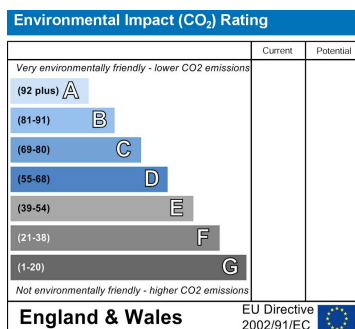
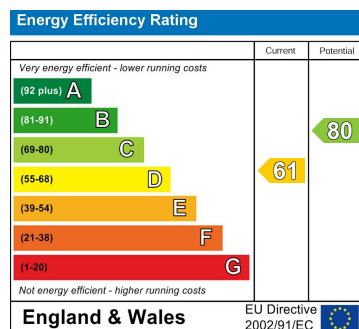
FREE VALUATION

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

DISCLAIMER

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Floor plan

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Approx. 58.5 sq. metres (629.8 sq. feet)



Total area: approx. 58.5 sq. metres (629.8 sq. feet)

5 Beech Close, Market Weighton