

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



£195,000

2 Harold Elgey Close, Market Weighton, York, YO43 3FJ

Ideally situated in a quiet cul-de-sac within walking distance of the town centre and its many amenities, this immaculately presented three bedroom mid terrace property comprises living room, kitchen, utility area, W/C, three bedrooms, bathroom, low maintenance rear garden, and parking space for two vehicles to the front. The property also benefits from PVCu double glazing, gas central heating, and underfloor heating to the ground floor.

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale Of York, with an excellent array of amenities, frequent and regular public transport connections, and is central for commuter routes to York, Hull, Beverley and the M62 motorway.

Bedrooms Bathrooms Receptions

3

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

GROUND FLOOR

LIVING ROOM

4.20m x 4.04m (13'9" x 13'3")



Composite entrance door, wood effect floor covering, window to front, television point, telephone point, underfloor heating, stairs off to first floor.

KITCHEN

4.42m x 3.02m (14'6" x 9'10")



White high gloss fitted kitchen, granite effect work surface, stainless steel sink, drainer and mixer tap, electric double oven and gas hob with extractor fan over, integrated dish washer, understairs cupboard, inset ceiling lights, wood effect floor covering, underfloor heating, bi-fold doors to rear garden.

DINING AREA



UTILITY AREA

1.74m x 0.91m (5'8" x 2'11")

Plumbing for washing machine, granite effect work surface, extractor fan, wood effect floor covering, underfloor heating.

W/C

1.67m x 0.91m (5'5" x 2'11")

White suite comprising low flush W/C and wash basin, extractor fan, white ladder heated towel rail.

FIRST FLOOR

LANDING

Storage cupboard off with Ideal gas central heating boiler, loft access point.

BEDROOM 1

4.03m x 2.87m (13'2" x 9'4")



Window to front, radiator.

BEDROOM 2

2.57m x 1.96m (8'5" x 6'5")

Window to rear, radiator.

BEDROOM 3

2.55m x 1.98m (8'4" x 6'5")



Window to rear, radiator.

BATHROOM

1.92m x 1.86m (6'3" x 6'1")



Modern white suite comprising pedestal wash basin, low flush W/C, panelled bath with mixer tap, plumbed shower over with fitted shower screen, extractor fan, inset ceiling lights, white ladder heated towel rail, part tiled walls.

OUTSIDE



TO FRONT

Two car parking spaces

REAR GARDEN



Well maintained rear garden which is mainly laid to lawn with flower bed and paved patio, timber fenced boundary with rear timber gate.

SERVICES

Mains water, electricity, gas and drainage.
Gas central heating.

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.

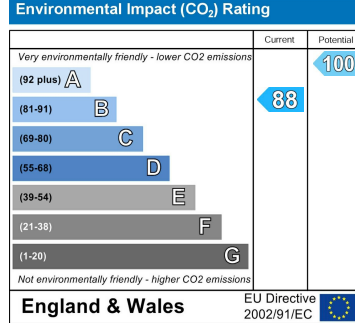
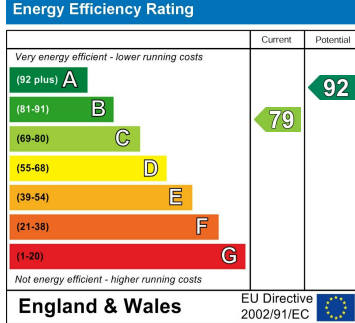
FREE VALUATION

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

DISCLAIMER

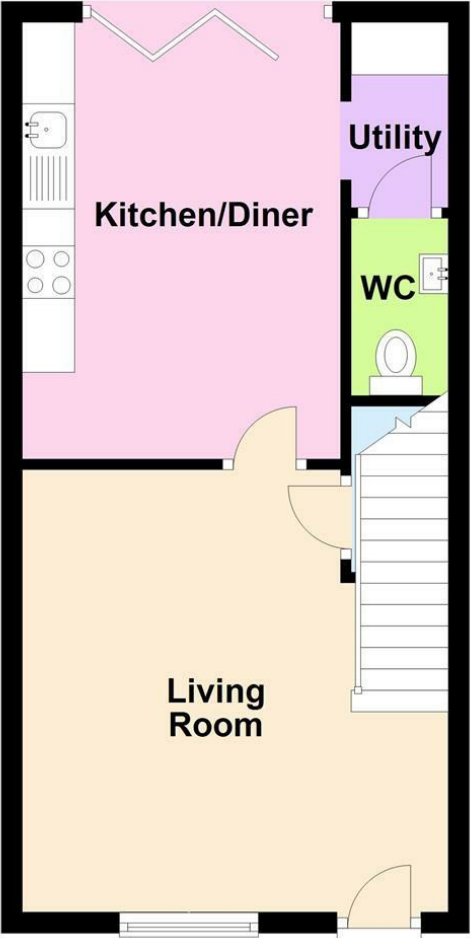
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Floor plan

Ground Floor



First Floor

