

# HORNSEYS

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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)



**£250,000**

## **12 Millbeck Close, Market Weighton, York, YO43 3YA**

This beautifully presented 3/4 bedroom semi detached dormer bungalow offers well-proportioned living space, and is pleasantly situated in a quiet Close, yet within easy walking distance of the town centre.

In good condition throughout, the property briefly comprises entrance hall, kitchen, shower room with W/C, living room, dining room, sitting room/bedroom 4, and conservatory on the ground floor, whilst the first floor has three further bedrooms and a W/C. The property also boasts gas central heating and PVCu double glazing.

Outside there is a private driveway offering ample parking, a garage, and gardens to both the front and rear.

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**

**3**

**2**

**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

#### FRONT ENTRANCE HALL

Front entrance door, ceiling coving, inset ceiling lights, stairs off, radiator.

#### KITCHEN

*3.43m x 2.63m (11'3" x 8'7")*



White fitted kitchen, wooden work surface over, ceramic sink with mixer tap, electric double oven, plumbing for dishwasher, wall mounted gas central heating boiler, built-in microwave, integrated fridge and freezer, electric hob with extractor fan, tiled flooring, part-tiled walls, inset ceiling lighting, ceiling coving, radiator, PVCu door to rear garden.

## LIVING ROOM

*5.74m x 3.32 (18'9" x 10'10")*



Timber fire surround, black marble hearth, wood flooring, ceiling coving, radiator.

## DINING ROOM

*3.66m x 2.78m (12'0" x 9'1")*



Wood flooring, ceiling coving, radiator, full length doors into conservatory.

## SITTING ROOM/BEDROOM 4

*3.10m x 2.96m (10'2" x 9'8")*

Ceiling coving, radiator.



## CONSERVATORY

3.06m x 2.86m (10'0" x 9'4")



PVCu conservatory set on a dwarf brick wall, tiled floor, french doors to rear garden.

## SHOWER ROOM

1.87m x 1.61m (6'1" x 5'3")



Low flush W/C, wash basin with mixer tap set in vanity unit, shower cubicle with plumbed shower, tiled walls and flooring, inset ceiling lighting, heated ladder towel rail.

## FIRST FLOOR

### LANDING

Wood effect flooring, inset ceiling lighting.

## BEDROOM 1

3.54m x 3.30m (11'7" x 10'9")



Wood effect flooring, ceiling coving, radiator.

## BEDROOM 2

2.75m x 2.71m (9'0" x 8'10")



Storage cupboard housing hot water cylinder, wood effect flooring, ceiling coving, radiator.

## BEDROOM 3

3.66m x 2.97m (12'0" x 9'8")

Storage into eaves, storage cupboard, wood effect flooring, radiator.

## W/C

1.79m x 1.20m (5'10" x 3'11")



Low flush W/C, hand wash basin with mixer tap set in vanity unit, inset ceiling lighting, tiled walls, wood effect flooring.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with flower borders, timber fence boundary, private driveway leading to garage.

### REAR GARDEN



Laid to astro turf with paved patio and timber fence boundaries.

## SERVICES

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

## COUNCIL TAX

Council Tax Band C.

## 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		84
(81-91) B		
(69-80) C		71
(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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Floor plan

Ground Floor



First Floor



Total area: approx. 123.7 sq. metres (1331.6 sq. feet)