

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



£260,000

13 Hill Rise, Market Weighton, York, YO43 3JX

**** 3 BED DETACHED IN NEED OF SOME MODERNISATION ****

**** NO CHAIN ****

This traditional three bed detached house occupies a spacious plot in one of Market Weighton's most sought after locations. Within easy walking distance of the town centre, the property is in need of some modernisation but, with a little TLC, offers great potential.

Briefly comprising of entrance hall, kitchen, living dining room, conservatory, three bedrooms (two of which are doubles) and a family bathroom.

Outside the property has a front garden, large rear garden, concrete private driveway, detached garage, and a timber shed.

Market Weighton is an increasingly popular market town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and is central for commuting to Beverley, York, Hull and 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

ENTRANCE HALL

PVCu entrance door with glazed panel, stairs off, under stairs cupboard, radiator.

LIVING ROOM & DINING AREA

6.89m x 3.43m (22'7" x 11'3")



Gas fire with timber mantle, two radiators, doors into conservatory.

CONSERVATORY

Set on a dwarf brick wall, tiled flooring, door to rear garden.

KITCHEN

4.56m x 2.39m (14'11" x 7'10")



Cream fitted kitchen with laminate work surface over, stainless steel sink and drainer with mixer tap, electric hob and double oven with extractor over, plumbing for washing machine, part-tiled walls, side entrance door.

FIRST FLOOR

LANDING

Loft access point, radiator.

BEDROOM 1

3.44m x 3.34m (11'3" x 10'11")



Built in wardrobe, radiator.

BEDROOM 2

4.05m x 2.96m (13'3" x 9'8")



Range of fitted bedroom furniture, cupboard housing hot water cylinder, radiator.

BEDROOM 3

2.45m x 2.42m (8'0" x 7'11")

Radiator.

BATHROOM

1.81m x 1.64m (5'11" x 5'4")



Panel bath with electric shower over, wash basin set in a vanity unit, low flush W/C, tiled walls, heated ladder towel rail, extractor fan, wall mounted mirror door vanity unit.

OUTSIDE



FRONT GARDEN

Laid to gravel with flower and shrub borders.

REAR GARDEN



Laid to lawn with well stocked flower beds and shrubs, timber fence boundaries, timber shed, paved pathways.

DETACHED GARAGE

Concrete driveway leading to garage with up-and-over door, PVCu side door, two windows.

SERVICES

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

property.

Gas central heating back boiler.

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

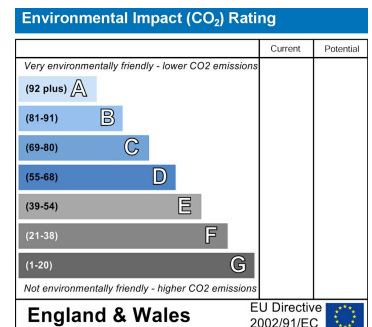
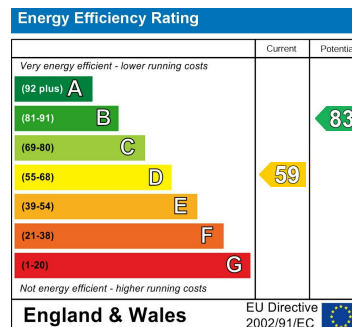
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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.

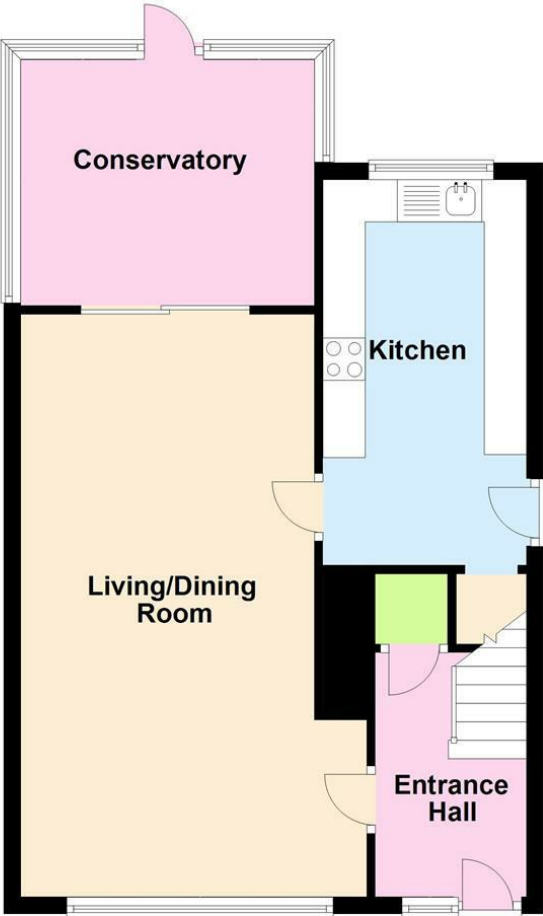
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Floor plan

Ground Floor



First Floor



Total area: approx. 98.6 sq. metres (1061.2 sq. feet)