

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£340,000

40 Sandholme, Market Weighton, York, YO43 3ND

**** IMMACULATELY PRESENTED 4 BED DETACHED PROPERTY WITH SOUTH WESTERLY FACING REAR GARDEN ****

This is a beautifully modern, excellently proportioned, detached family home that ticks all the boxes.

In excellent condition throughout, the property briefly comprises entrance hall, downstairs W/C, large kitchen and dining room, utility room, living room, master bedroom with en suite, double bedroom with en suite, two further double bedrooms, and a family bathroom. Outside there is an integral garage, tarmac double drive and lawn area to the front, and to the rear a large, south westerly facing lawn and paved patio garden.

Sandholme 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

4

3

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

Front entrance door, storage cupboard, solid oak flooring, radiator, stairs off.

W/C

1.69m x 0.89m (5'6" x 2'11")

Low flush W/C, pedestal wash basin with tiled splash back, solid oak flooring, radiator.

KITCHEN AND DINING AREA

6.34m x 3.30m (20'9" x 10'9")



Grey fitted kitchen with wood effect work surfaces over, stainless steel sink and drainer with mixer tap, dishwasher, fridge, freezer, Zanussi double oven and five-ring gas hob with extractor fan over, solid oak flooring, two radiators, French doors to rear patio.

DINING AREA



UTILITY ROOM

3.29m x 1.72m (10'9" x 5'7")



Fitted grey kitchen units with wood effect work surfaces over, stainless steel sink and drainer with mixer tap, integrated Zanussi washing machine, solid oak flooring, radiator, rear entrance door.

LIVING ROOM

5.46m x 3.43m (17'10" x 11'3")



Two radiators.



FIRST FLOOR

LANDING

Loft access point, storage cupboard housing hot water cylinder.

BEDROOM 1

4.66m x 3.42m (15'3" x 11'2")



Range of fitted wardrobes, radiator.

ENSUITE

2.07m x 1.72m (6'9" x 5'7")



Shower cubicle with plumbed shower, low flush W/C, hand

wash basin with mixer tap, part-tiled walls, tiled flooring, extractor fan, radiator.

BEDROOM 2

4.05m x 3.82m (13'3" x 12'6")



Radiator.

ENSUITE

2.24m x 1.36m (7'4" x 4'5")



Low flush W/C, hand wash basin with mixer tap, shower cubicle with plumbed shower, part-tiled walls, tiled flooring, extractor fan, radiator.

BEDROOM 3

3.27m x 3.22m (10'8" x 10'6")



Radiator.

BEDROOM 4

3.22m x 2.78m (10'6" x 9'1")

Wood effect flooring, radiator.

BATHROOM

3.02m x 1.89m (9'10" x 6'2")



Panel bath with hand held shower attachment over, hand wash basin with mixer tap, low flush W/C, part-tiled walls, tiled flooring, radiator.

OUTSIDE



GARAGE

Up-and-over door, power and lighting.

GARDEN



TO REAR

South westerly facing garden laid to lawn with flower and shrub border, paved patio, timber fence boundaries, timber side access gate.

TO THE FRONT

Tarmac double driveway providing parking for two cars, garden area laid to lawn with flower borders and Red Robin hedge.

SERVICES

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

Gas central heating.

MANAGEMENT FEE

We are advised by the vendors that the property is subject to a maintenance charge of £67.00 per annum. This is to be confirmed.

COUNCIL TAX

Council Tax Band E.

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

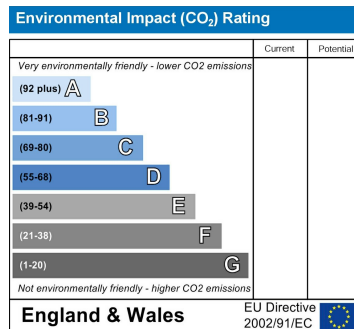
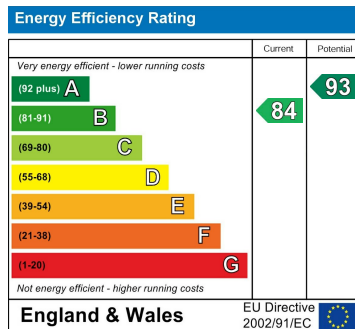
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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



Total area: approx. 146.6 sq. metres (1578.2 sq. feet)