

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£230,000

9 Cooper Street, Market Weighton, York, YO43 3FR

VIEWING ESSENTIAL TO APPRECIATE THIS IMMACULATE FAMILY HOME

Built by Linden Homes this immaculately presented 3 bedroom detached family home benefits from good size modern accommodation, a beautiful south facing rear garden and driveway for 2 cars. The property comprises entrance hall, living room, cloakroom, kitchen & dining room, landing, 3 bedrooms (1 with ensuite), family bathroom and detached garage. The property also benefits from gas central heating and UPVC double glazing.

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.

Bedrooms Bathrooms Receptions

3

2

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, bank and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, gymnasium, 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

4.68m x 1.41m (15'4" x 4'7")

Wood effect flooring, radiator, stairs off.

LIVING ROOM

4.33m x 3.72m (14'2" x 12'2")



Wood effect flooring, TV point, 2 x radiators.

CLOAKROOM

1.61m x 0.97m (5'3" x 3'2")

Low flush WC, pedestal wash basin, tiled flooring, inset ceiling lighting, extractor fan, radiator.

KITCHEN & DINING AREA

6.15m x 2.69m (20'2" x 8'9")



High gloss white kitchen units with black laminate work surface over, stainless steel sink & drainer with mixer tap, Zanussi 4 ring gas hob with extractor over, Zanussi electric oven, integrated fridge & freezer, dishwasher, washing machine, inset ceiling lights, tiled flooring, French doors to rear patio.

DINING AREA



FIRST FLOOR

LANDING

Loft access point, cupboard housing hot water tank.

BATHROOM

2.31m x 1.68m (7'6" x 5'6")



Modern white suite with low flush WC, white panel bath with mixer tap and plumbed shower over with shower screen, hand wash basin with mixer tap, part tiled walls, tiled floor, inset ceiling lights, stainless steel heated towel rail, extractor fan.

MASTER BEDROOM

3.52m x 3.05m (11'6" x 10'0")



Fitted wardrobes, TV point, radiator.

ENSUITE

2.49m x 1.18m (8'2" x 3'10")



Low flush WC, wash hand basin & mixer tap, large shower cubicle with plumbed shower, inset ceiling lighting, extractor fan, stainless steel heated towel rail, tiled flooring.,

BEDROOM 2

3.59m x 2.78m (11'9" x 9'1")



TV point, radiator.

BEDROOM 3

2.56m x 2.10m (8'4" x 6'10")

Fitted storage cupboard with hanging rail, radiator.

OUTSIDE



DETACHED GARAGE

5.20m x 2.72m (17'0" x 8'11")

Up & over door, power & light, side UPVC personnel door.

FRONT GARDEN

Mature shrubs to the front, paved pathway to front door, side drive with parking for 2 cars.

REAR GARDEN



South facing rear garden. Laid to lawn with shrub & tree borders. Paved patio, raised decking area, outside tap, timber fenced boundaries and timber side gate.

SERVICES

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

Gas central heating.

SERVICE CHARGE

We have been informed by the vendors that there is a service charge of £89 every 6 months towards the upkeep of green space and childrens play park that form part of the small development.

COUNCIL TAX

Council tax band D.

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

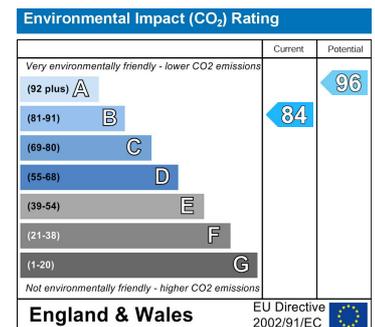
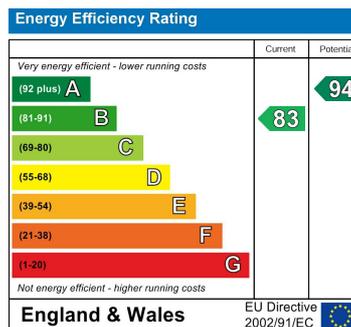
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

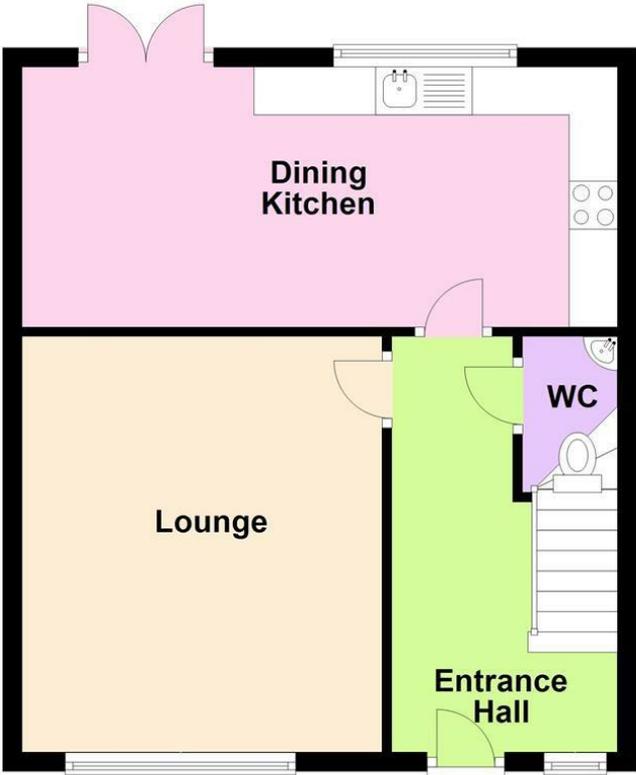
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Floor plan

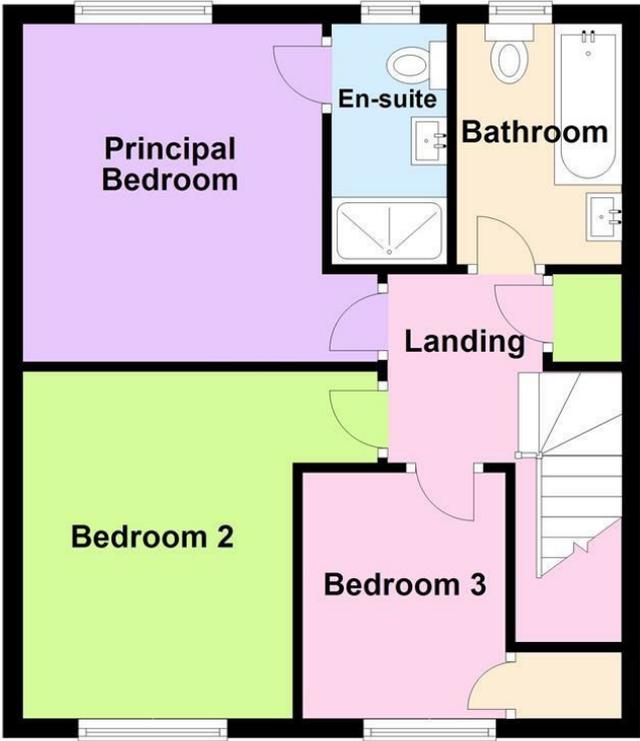
Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 sq. feet)

9 Cooper Street, Market Weighton