

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£175,000

4 Glenfield Avenue, Market Weighton, York, YO43 3HH

This deceptively spacious 3 bedroom terraced property is ready to move into. Having been tastefully updated by the current vendors this immaculate family home offers 3 double bedrooms and lots of off road parking. The property consists of entrance lobby, living room, dining room, kitchen with built in appliances, 3 double bedrooms, bathroom, integral garage and well maintained rear garden.

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	1	1



MARKET WEIGHTON

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 LOBBY

1.66m x 1.22m (5'5" x 4'0")

Front entrance door with side glazed panel, ceiling coving, tiled flooring, radiator, door into

LIVING ROOM

3.88m x 3.29m (12'8" x 10'9")



Multi fuel log burner set on tiled hearth, ceiling coving, TV point, radiator, arch into

DINING ROOM

3.01m x 2.41m (9'10" x 7'10")



Double doors to rear garden, ceiling coving, radiator.

KITCHEN

3.28m x 3.23m (max) 2.32m (min) (10'9" x 10'7" (max) 7'7" (min))



Grey modern fitted kitchen with solid wood worksurfaces, fitted Zanussi appliances including 4 ring gas hob with electric oven, dishwasher & washing machine. White ceramic sink & drainer with mixer tap, cupboard housing Worcester gas central heating boiler.

LANDING

Fitted storage cupboards, loft access point, ceiling coving.

BEDROOM 1

3.72m x 3.30m (12'2" x 10'9")



Ceiling coving, TV point, radiator.

BEDROOM 2

3.67m x 2.80m (12'0" x 9'2")

Ceiling coving, radiator.

BEDROOM 3

2.87m x 2.76m (9'4" x 9'0")

Ceiling coving, radiator.

BATHROOM

1.95m x 1.81m (6'4" x 5'11")



White P shaped bath with mixer tap & plumbed over shower, fitted shower screen, low flush WC, hand wash basin set in white vanity units, low flush WC, tiled walls & flooring, stainless steel ladder towel rail.

INTEGRAL GARAGE

Roller shutter door, power & light.

OUTSIDE



FRONT

Low maintenance block paved driveway to front of property providing ample parking.

REAR GARDEN



Rear garden is laid to lawn with paved patio, flower & shrub borders. Timber fenced boundaries.

SERVICES

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

Gas central heating.

COUNCIL TAX

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.

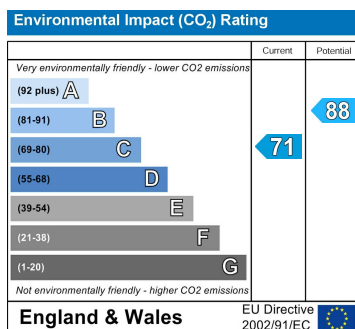
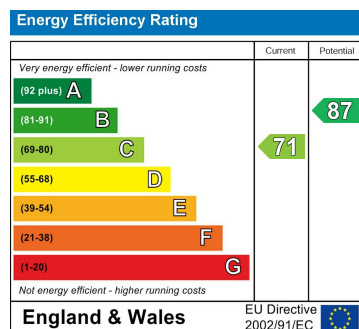
FREE VALUATION

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

DISCLAIMER

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

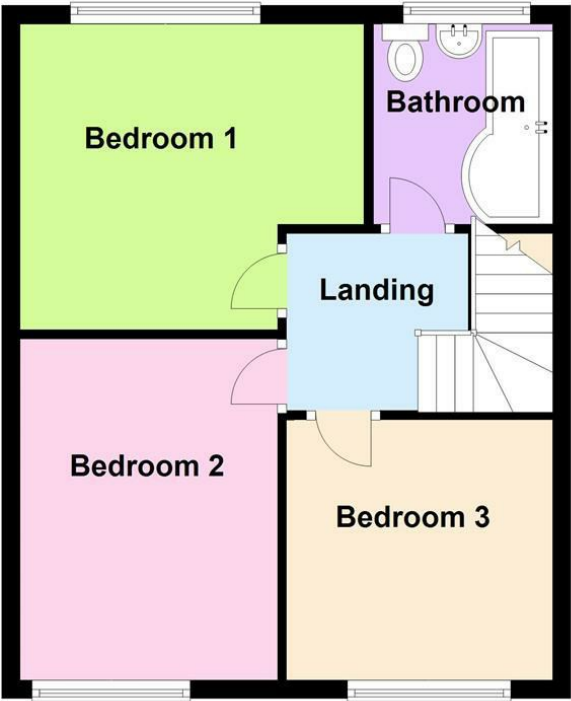
Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 87.1 sq. metres (937.9 sq. feet)
4 Glenfield Avenue, Market Weighton