Whitakers
Estate Agents









41 Medforth Street, York, YO43 3FF

£380,000

** NO ONWARD CHAIN **

Situated in the popular town of Market Weighton, this attractive and well-proportioned family home offers generous accommodation arranged over two floors. The property features a well-planned layout ideal for both everyday living and entertaining, and is conveniently placed for access to local amenities, schools and transport links to nearby York and Hull.

Externally, a gravelled front garden with decorative planting leads to the entrance door. A side driveway provides off-street parking and access to the attached garage, while a lawned side garden continues to a gate opening to the rear.

Inside, an inviting entrance hall with cloakroom leads to a bay-fronted dining room, a spacious lounge with French doors opening to the conservatory, and a kitchen/breakfast room with adjoining utility.

Upstairs, the first-floor landing gives access to a fitted principal bedroom with dressing area and en-suite bathroom, a second fitted bedroom with en-suite shower room, two further well-proportioned bedrooms, and a family bathroom with a three-piece suite.

French doors from the conservatory open onto the enclosed rear garden, mainly laid to lawn with well-stocked borders and a patio seating area, providing an ideal space for relaxing or entertaining outdoors.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with decorative planting, and a path leading to the entrance door. A lawned side garden leads to a gate which opens to the back of the plot.

Garage and side drive

A side drive accommodates off-street parking, and leads to the attached garage.

Ground floor

Hall

Composite entrance door, central heating radiator, under stairs storage cupboard, and partly laminate and part carpeted flooring. Leading to :

W.C.

Central heating radiator, and partly tiled with laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Dining room 12'3" x 11'6" (3.74 x 3.52)



UPVC double glazed bay window, central heating radiant, and carpeted flooring.

Lounge 16'5" x 11'5" (5.02 x 3.50)



UPVC double glazed French doors, two central heating radiators, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

Conservatory 12'0" x 9'1" (3.68 x 2.78)



UPVC double glazed throughout with French doors opening to the rear garden, sky light, central heating radiator, and tiled flooring.

Kitchen / breakfast room 22'1" x 10'0" (6.74 x 3.07)





UPVC double French doors and windows, two central heating radiators, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and dishwasher.

Utility room



Composite door, central heating radiators, and tiled flooring. Fitted with floor level units, a worktop with splashback upstand above, sink with mixer tap, and plumbing for a washing machine.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'3" x 11'5" (3.74 x 3.50)





UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring. Also with dressing area with fitted wardrobes, and carpeted flooring.

En-Suite bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 12'5" x 10'1" (3.80 x 3.09)



UPVC double glazed glazed windows, central heating radiator, and carpeted flooring.

En-suite shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom three 9'4" x 10'1" (2.85 x 3.09)



UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom four 7'3" x 11'6" (2.22 x 3.53)



UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the conservatory open onto the enclosed rear garden which is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - MAW196041000
Council Tax band - E

EPC rating

EPC rating - C

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Material Information

Construction - Standard
Conservation Area - No

Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 16 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

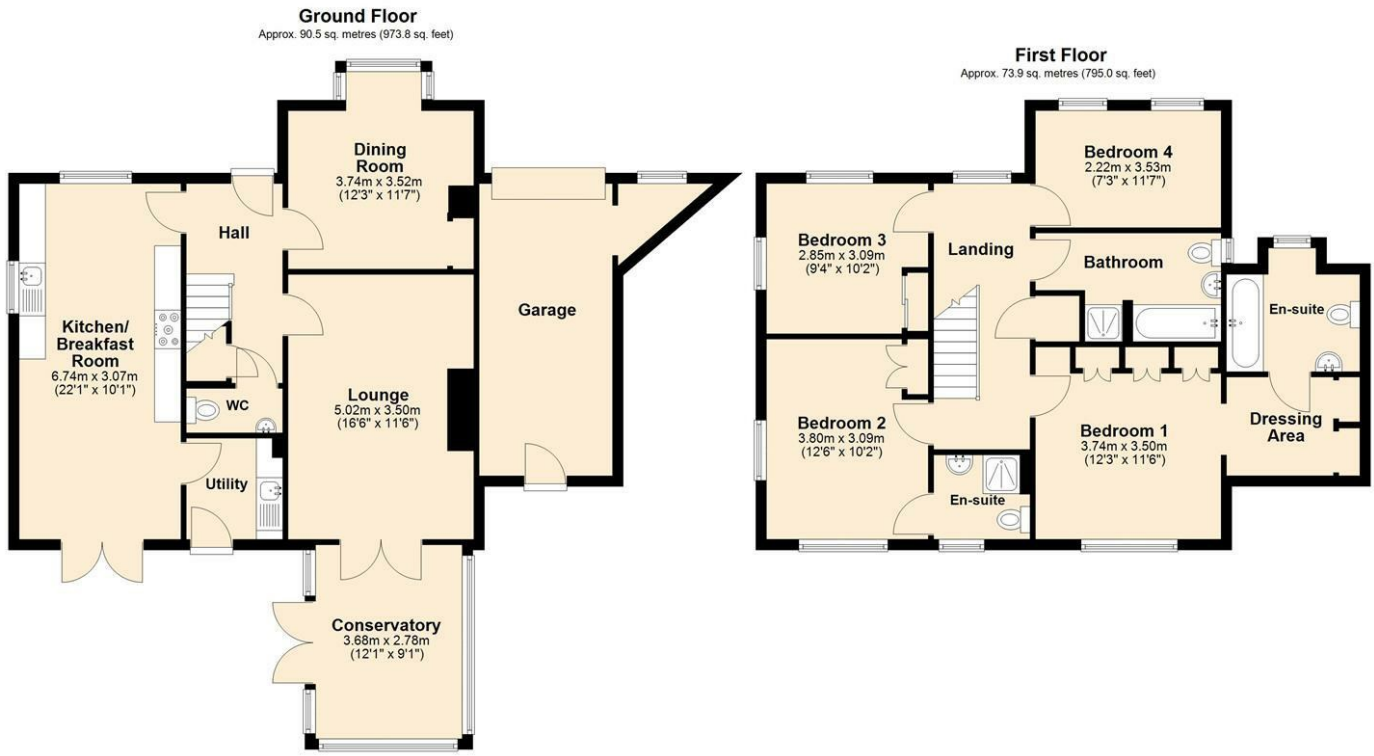
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

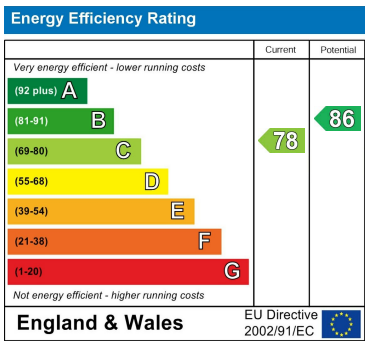


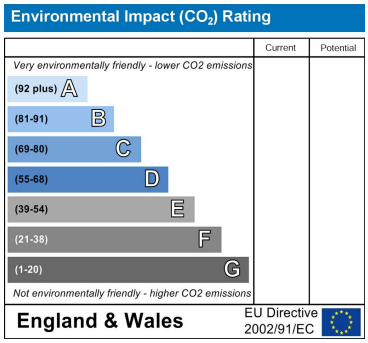
Total area: approx. 164.3 sq. metres (1768.9 sq. feet)

Area Map



Energy Efficiency Graph





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