



4, Sandfield Green,  
Market Weighton, YO43 3EZ  
£200,000



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmfieled Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

A bright, end-terrace home designed for modern living, offering a layout that prioritises light, practicality and easy everyday flow. A welcoming entrance hall leads to a sitting room with a bay window that draws in natural light and enhances the sense of space. At the heart of the home, the kitchen/diner connects seamlessly to a conservatory, creating an ideal setting for everyday family life and informal entertaining. A practical utility room and ground floor WC add valuable convenience. Upstairs are three well-proportioned bedrooms served by a contemporary family bathroom. Outside, the rear garden features a paved seating area, lawn and enclosed fencing, while the front provides two dedicated parking spaces. Well positioned for local amenities and transport links, making it a practical choice for commuters and families alike.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B



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#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, laminate flooring, radiator, stairs to first floor.

##### SITTING ROOM

Bay window, ceiling coving, radiator, coal effect gas fire set on marble effect hearth and inset and wood surround, fitted cupboard.

##### KITCHEN/DINER

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob with extractor hood over, single drainer stainless steel sink unit, integral dishwasher, laminate flooring, radiator, rear entrance door.

##### CONSERVATORY

Windows to three sides, polycarbonate roof, laminate flooring, PVC French doors leading to the garden.

##### UTILITY

Plumbing for automatic washing machine, works surface, radiator, laminate flooring, partially tiled walls.

##### WC

Two piece white suite comprising low flush W.C., pedestal wash hand basin with tiled splash back, radiator, extractor fan.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Access to loft space, fitted cupboard housing wall mounted gas fired central heating boiler.

##### BEDROOM 1

Radiator.

##### BEDROOM 2

Radiator.

##### BEDROOM 3

Radiator.

##### BATHROOM

Three piece suite comprising panel bath with shower over, low flush W.C., pedestal wash hand basin, partially tiled walls, radiator, recessed ceiling lights, extractor fan.

#### OUTSIDE

The rear garden features a paved seating area, lawn and enclosed fencing, while the front provides two dedicated parking spaces.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, gas, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the agent.

