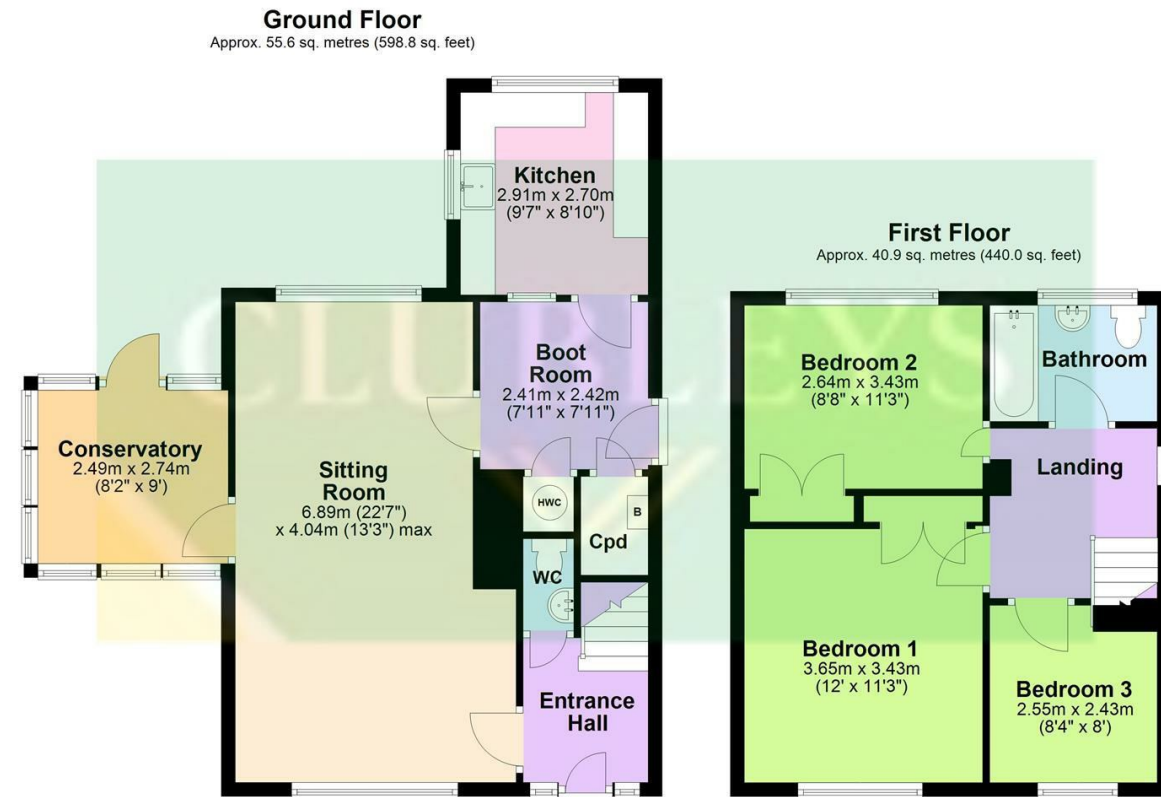




41, Hill Rise,
Market Weighton, YO43 3JX
£285,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield 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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mw@clubleys.com
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.

Situated on a generous plot in a sought-after street, this detached and extended three-bedroom home offers fantastic potential and is available with no onward chain, an ideal opportunity for buyers looking to create their perfect home. The property boasts a spacious and versatile layout, including a bright sitting room with dining area, a conservatory overlooking the garden, and a fitted kitchen to the rear, along with a useful boot room/cloaks area with additional storage. The entrance hall provides access to a convenient downstairs WC and stairs leading to the first floor, where you will find three well-proportioned bedrooms and a family bathroom. While the property would benefit from some updating and TLC, it presents a superb canvas for modernisation. Externally, the home continues to impress with a particularly generous rear garden, mainly laid to lawn and bordered by hedging and fencing, complemented by a variety of shrubs and mature trees. The front garden is also lawned with hedge boundaries, and a side driveway leads to a car port and detached garage. A rare chance to secure a home with such a great plot, location, and scope for improvement.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback.

SITTING ROOM

6.89 x 4.04 max (22'7" x 13'3" max)
 Dual aspect, T.V. aerial point, wall mounted electric fire, wooden mantle, dado rail, ceiling coving, two radiators, door to Conservatory.

CONSERVATORY

2.49 x 2.75 (8'2" x 9'0")
 Brick dwarf wall, PVC windows to three sides, polycarbonate roof, laminate wood flooring, PVC door to garden.

BOOT ROOM

2.41 x 2.42 (7'10" x 7'11")
 Cupboard housing hot water cylinder, cupboard housing wall mounted gas fired central heating boiler, laminate wood flooring, radiator, rear entrance door.

KITCHEN

2.91 x 2.70 (9'6" x 8'10")
 Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

3.65 x 3.43 (11'11" x 11'3")
 Fitted cupboard, ceiling coving, radiator.

BEDROOM TWO

2.64 x 3.43 (8'7" x 11'3")
 Fitted cupboard, ceiling coving, radiator.

BEDROOM THREE

2.55 x 2.43 (8'4" x 7'11")
 Ceiling coving, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower

over, shower screen, pedestal wash hand basin, low flush W.C. part tiled walls, part panelled walls, wooden flooring, radiator.

OUTSIDE

The property sits on a generous plot with gardens to both front and rear. The rear garden is a particularly good size, mainly laid to lawn with hedge and fence boundaries, along with a selection of shrubs and mature trees. To the front, there is a lawned garden with hedge borders, while a side driveway provides off-street parking and leads to a car port and detached garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

