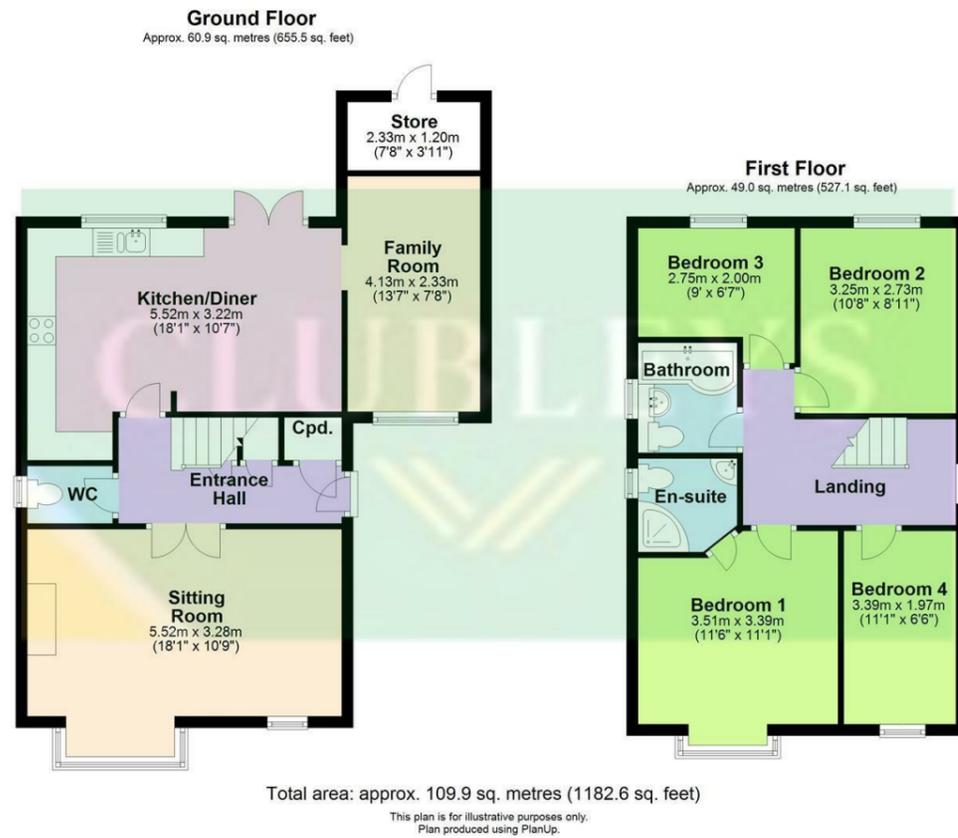


5, Orchard Court,
Market Weighton, YO43 3QJ
£280,000



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 (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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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.

Offered with no onward chain, this four-bedroom detached family home is situated in an established and popular area, close to local country walks and the secondary school. The property offers well-balanced accommodation, beginning with an entrance hall with stairs to the first floor and useful under-stairs storage. Double doors lead into a spacious bay-fronted sitting room at the front, while to the rear the kitchen diner overlooks the garden and provides access to a versatile playroom/home office (formerly the garage). Upstairs there are four bedrooms, including a main bedroom with en-suite, along with a family bathroom. Externally, the rear garden features a paved seating area leading onto a lawn with fenced boundaries and access to a store. To the front, the garden is gravelled to provide additional parking, complemented by a side driveway and car port.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC side entrance door, laminate wood flooring, ceiling coving, recessed ceiling lights, radiator, stairs to first floor, cupboards under.

W.C.

Low flush W.C., wash hand basin, ceiling coving, part tiled walls, radiator.

SITTING ROOM

5.25 x 3.28 (17'2" x 10'9")

Bay window to front, electric fire set in marble effect surround and hearth, T.V. aerial point, ceiling coving, radiator.

DINING KITCHEN

5.52 x 3.22 (18'1" x 10'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, cupboard housing wall mounted gas fired central heating boiler, recessed ceiling lights, ceiling coving, tiled floor, radiator, PVC door to rear garden.

FAMILY ROOM

4.13 x 2.33 (13'6" x 7'7")

Laminate wood flooring, electric under floor heating, ceiling coving.

FIRST FLOOR ACCOMMODATION**LANDING****BEDROOM ONE**

3.51 x 3.39 (11'6" x 11'1")

Ceiling coving, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, fully tiled walls, chrome ladder style towel rail, tiled floor.

BEDROOM TWO

3.25 x 2.73 (10'7" x 8'11")

Ceiling coving, radiator.

BEDROOM THREE

2.75 x 2.00 (9'0" x 6'6")

Ceiling coving, radiator.

BEDROOM FOUR

3.39 x 1.97 (11'1" x 6'5")

Ceiling coving, radiator.

BATHROOM

Three piece suite comprising "P" shaped bath with shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, tiled floor, fully tiled walls, recessed ceiling lights, radiator.

OUTSIDE

The property benefits from a low-maintenance gravelled front garden providing additional parking, along with a side driveway and car port. To the rear, there is a paved seating area ideal for outdoor dining and entertaining, which leads onto a lawned garden enclosed by fenced boundaries.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

