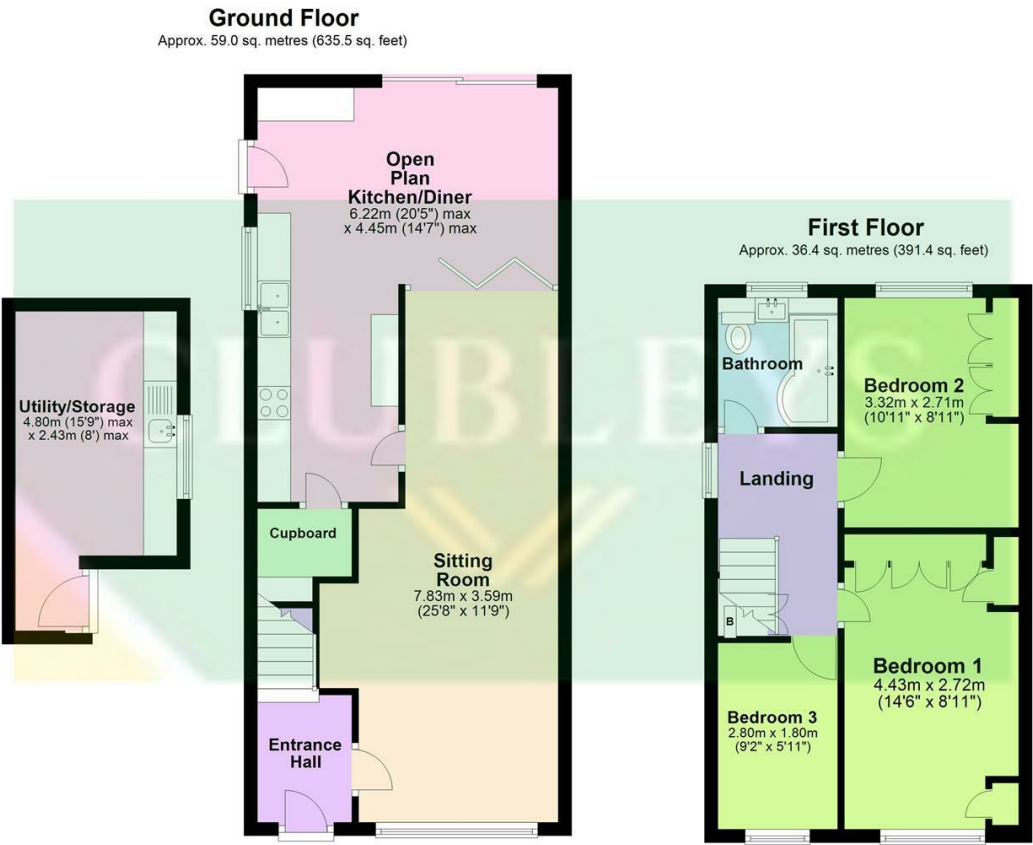


17, Northgate Vale,  
Market Weighton, YO43 3EA  
£245,000



Total area: approx. 95.4 sq. metres (1026.9 sq. feet)



#### 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.

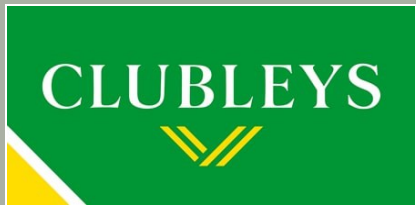
#### MATERIAL INFORMATION

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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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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01430 874000  
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[www.clubleys.com](http://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		
(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.

This extended and beautifully presented three-bedroom semi-detached home offers immaculate accommodation throughout, with thoughtful design and excellent use of space both inside and out. The real heart of the home is the stunning extended kitchen, complete with ample storage and a bright, sociable family/dining area featuring large sliding doors that open onto a private, landscaped garden—perfect for relaxing or entertaining. The spacious sitting room with dining area, modern bathroom with vanity unit, and three pristine bedrooms (two with fitted mirrored wardrobes) further enhance the appeal. Outside, the low-maintenance rear garden feels like a private oasis, with paved and barked areas, mature trees, shrubs, a water feature, and gated side access. The former garage has been cleverly converted into a fully fitted utility room, offering excellent additional storage and space for white goods. To the front, a gravelled driveway provides generous off-street parking, framed by attractive shrubs. This truly is a home where every detail has been carefully considered.

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

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ZOOPLA



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, laminate wood flooring, ceiling coving, radiator, stairs to first floor.

### SITTING ROOM

7.83 x 3.59 (25'8" x 11'9")

Electric fire, tiled hearth, wooden surround, cast iron effect inset, T.V. aerial point, recessed ceiling lights to alcove, laminate wood flooring, ceiling coving, two radiators and covers.

### OPEN PLAN KITCHEN/DINER

6.22 max x 4.45 max (20'4" max x 14'7" max)

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, eye level NEFF oven and microwave, gas hob, extractor hood over, integrated dishwasher, tiled floor, recessed ceiling lights, vertical radiator, radiator, PVC side entrance door, patio doors to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, which is part boarded, with light and ladder. Fitted cupboard housing the wall-mounted gas-fired central heating boiler. Ceiling with coving.

#### BEDROOM ONE

4.43 x 2.72 (14'6" x 8'11")

Fitted wardrobes, T.V. aerial point, laminate wood flooring, ceiling coving, radiator.

#### BEDROOM TWO

3.32 x 2.17 (10'10" x 7'1")

Fitted wardrobes, laminate wood flooring, ceiling coving, radiator.

#### BEDROOM THREE

2.80 x 1.80 (9'2" x 5'10")

Fitted cupboard, laminate wood flooring, ceiling coving, radiator.

#### BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, part shower boarding walls, chrome heated towel rail, recessed ceiling lights, extractor.

#### OUTSIDE

The outside of this home has been thoughtfully

designed to create a private and low-maintenance space that's both practical and inviting. The rear garden feels like a secluded oasis, with a paved area leading onto a bark section surrounded by mature trees, shrubs, and a charming water feature, all enclosed by secure fencing with side gated access. From here, you can also access the converted garage, now a fantastic utility room fully fitted with units, storage, and space for white goods. To the front, the property offers ample off-street parking on a gravelled driveway, framed by well-kept shrubs that add to the overall kerb appeal.

### UTILITY/FORMERLY GARAGE

4.81m max x 2.41m max (15'9" max x 7'10" max)

Fitted wall and base units, comprising work surfaces single drain stainless steel sink unit, plumbing for automatic washing machine, tiled floor, recessed ceiling lights.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.

