

**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

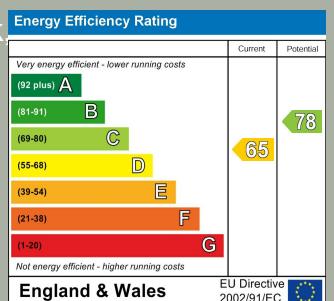
**PROPERTY VALUATION/SURVEY**  
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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.

**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



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 immaculately presented three-bedroom detached home is nestled in a highly sought-after location. Offering a bright and beautiful living space perfect for families. The property welcomes you with an entrance porch and hall, leading to a cosy sitting room complete with a log-burning stove. The dining room seamlessly opens onto a stunning garden room, a charming addition by the current owners, allowing natural light to flood in and providing an idyllic space to relax while enjoying views of the landscaped garden. The well-fitted kitchen offers convenient access to the utility room, cloakroom, and a handy store. Upstairs, you'll find three comfortable bedrooms and a modern shower room, perfect for contemporary living. Outside, the beautifully maintained rear garden features a paved seating area, summer house, manicured lawn, raised flower beds, and mature hedging, creating a peaceful retreat. The front of the property is equally inviting with established trees, hedges, and ample parking on the gravelled and block-paved driveway, which leads to the store (formerly a garage). This home offers an exceptional blend of indoor and outdoor living, ideal for those seeking comfort and tranquillity.

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



## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Front entrance door.

### ENTRANCE HALL

Laminate wood flooring, stairs to first floor, radiator.

### SITTING ROOM

4.01m x 4.21m (13'1" x 13'9")

Laminate wood flooring, ceiling coving, wall lights, log burning stove, wooden mantle, T.V. aerial point, radiator.

### DINING ROOM

2.89m x 3.13m (9'5" x 10'3")

Laminate wood flooring, ceiling coving, vertical radiator, archway to

### GARDEN ROOM

3.08m x 2.65m (10'1" x 8'8")

Laminate wood flooring, two velux windows, recessed ceiling lights, french doors to garden.

### KITCHEN

2.98m x 2.95m (9'9" x 9'8")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink/drainer unit, integrated dishwasher, eye level double oven, gas hob, part tiled walls, recessed ceiling lights, pantry, radiator.

### UTILITY

Fitted with a range of base units comprising work surfaces, single drain stainless steel sink unit, plumbing for automatic washer, PVC rear entrance door, access to storage and garage.

### W.C.

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

### STORE

1.88m x 2.50m (6'2" x 8'2")

Work surfaces, shelves above

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, part boarded, ladder and light.

### BEDROOM ONE

4.01m x 4.31m max (13'1" x 14'1" max)

Ceiling coving, radiator.

### BEDROOM TWO

2.96m x 4.31m max (9'8" x 14'1" max)

Ceiling coving, radiator.

### BEDROOM THREE

2.31m x 2.42m (7'6" x 7'11")

Cupboard housing wall mounted gas fired central heating boiler, radiator.

### SHOWER ROOM

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, laminate wood flooring, heated towel rail.

### OUTSIDE

Outside, the beautifully maintained rear garden features a paved seating area, summer house, manicured lawn, raised flower beds, and mature hedging, creating a peaceful retreat. The front of the property is equally inviting with established trees, hedges, and ample parking on the gravelled and block-paved driveway, which leads to the store (formerly a garage).

### STORE (FORMER GARAGE)

3.13m x 2.50m (10'3" x 8'2")

Electric up and over door, power and light.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.

### APPLIANCES

No Appliances have been tested by the Agent.

