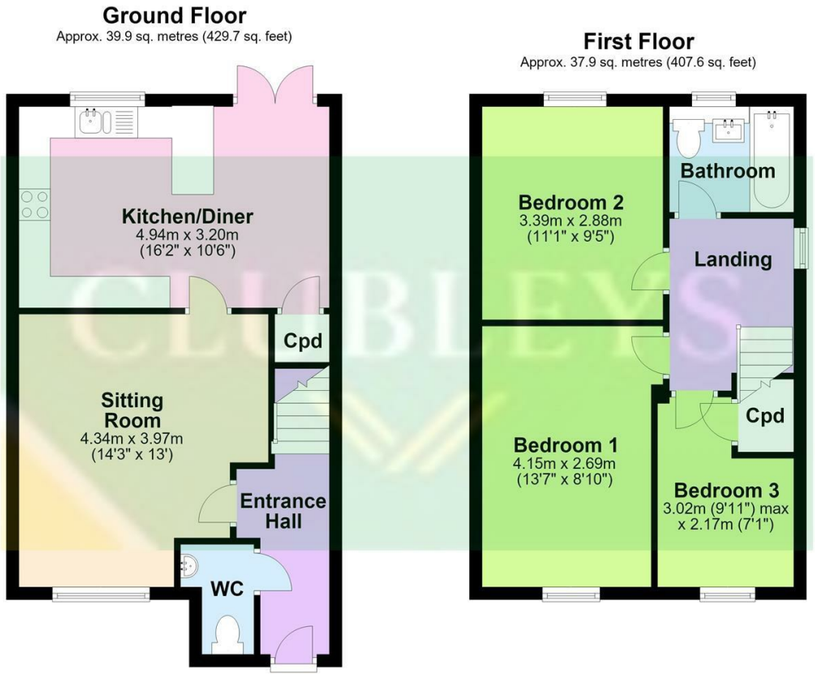


Total area: approx. 77.8 sq. metres (837.3 sq. feet)

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.

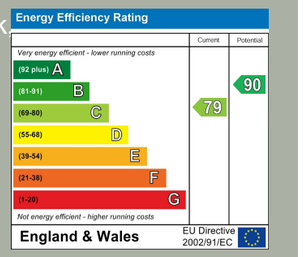
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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.

CLUBLEYS

6, Butler Drive, Market Weighton, YO43 3FT
£227,500







Designed for easy everyday living, this modern three-bedroom semi-detached home combines generous, well-planned interiors with a garden that offers space to relax, entertain and play. A spacious entrance hall creates a welcoming first impression, with a generous ground-floor WC and stairs to the first floor. The sitting room provides a comfortable retreat at the front, while the kitchen diner forms the heart of the home, offering ample storage, workspace and French doors opening directly onto the garden. Upstairs are three bedrooms, including two doubles, alongside a contemporary family bathroom. Outside, a good sized paved patio area extends the living space outdoors, leading to a lawn and a dedicated rubber-surfaced play area. To the front, low-maintenance slate landscaping keeps things simple, while a generous side driveway, with EV charging point, provides ample parking and access to the garage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMODATION COMPRISES

ENTRANCE HALL
Front entrance door, radiator, stairs leading to first floor.

SITTING ROOM
4.34m x 3.97m (14'2" x 13'0")
Radiator, television point.

KITCHEN
4.94m x 3.20m (16'2" x 10'5")
Fitted with a range of wall and base units comprising; butcher block style work surfaces and upstand, 1.5 bowl stainless steel sink unit, eye level electric oven, gas hob, extractor hood, integrated fridge and freezer, plumbed for automatic dishwasher, plumbed for automatic washing machine, cupboard housing gas fired central heating boiler, under-stairs cupboard, radiator, tiled floor, recess ceiling lights, patio doors leading to garden.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin, tiled floor, radiator.

FIRST FLOOR

LANDING
Access to roof space.

BEDROOM ONE
4.15m x 2.69m (13'7" x 8'9")
Radiator, TV point.

BEDROOM TWO
3.39m x 2.88m (11'1" x 9'5")
Radiator, TV point.

BEDROOM THREE
3.02m x 2.17m (9'10" x 7'1")
Fitted cupboard, radiator.

BATHROOM
1.97m x 1.68m (6'5" x 5'6")
Three piece white suite comprising, wall hung WC, wall hung hand wash basin, panelled bath with shower over and shower screen, part tiled walls, tiled floor, recess ceiling lights, extractor fan, chrome ladder heated towel rail.

OUTSIDE
A good sized paved patio area extends the living space outdoors, leading to a lawn and a dedicated rubber-surfaced play area. To the front, low-maintenance slate landscaping keeps things simple, while a generous side driveway, with EV charging point, provides ample parking and access to the garage.

GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION
The vendor informs us that the property is subject to a maintenance charge of approximately £320.00 per annum. However, this may be subject to change. This will be confirmed by Solicitors.

SERVICES
Mains gas, electric, water and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode. Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.











