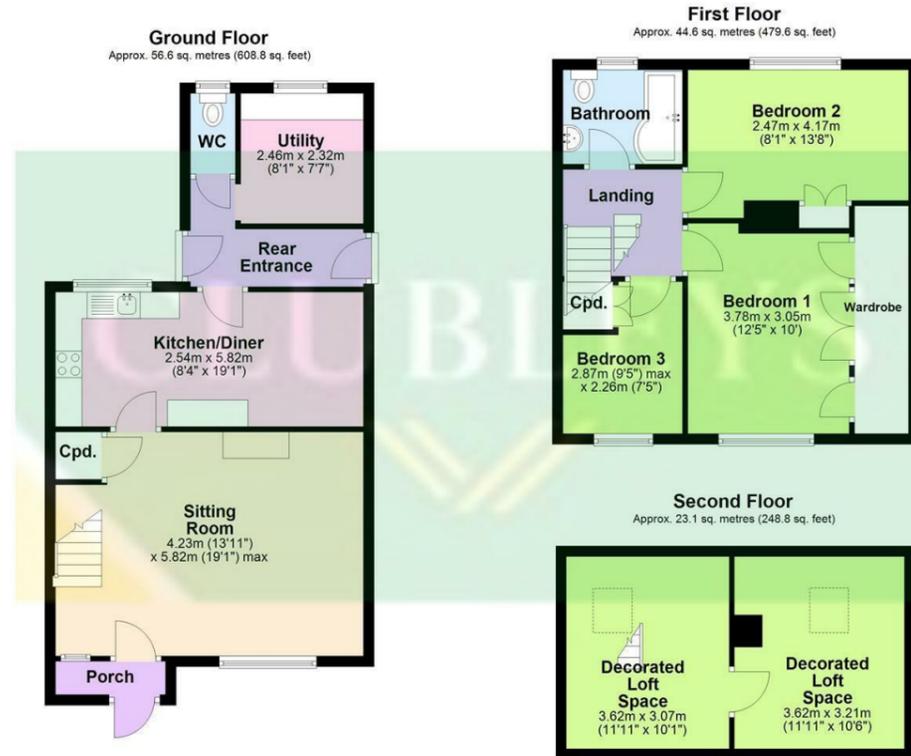




3, West View,
North Cliffe, YO43 4XA
£240,000



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

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.



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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.

Light and airy with spacious rooms, this immaculate three-bedroom mid-terrace home offers stylish, comfortable living in a peaceful setting with open countryside views. Beautifully presented throughout with exceptional attention to detail, the property features a welcoming front porch, ideal for coats and shoes, leading into a generous sitting room complete with a cosy multifuel stove. The modern kitchen is fitted with integrated appliances and enjoys lovely views over the rear garden and beyond. A covered rear entrance gives access to a handy utility and WC. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with large fitted wardrobes cleverly concealing drawers and a TV, along with a sleek, contemporary bathroom. Stairs lead to a tastefully decorated loft space. Outside, the private rear garden boasts a paved seating area, lawn, garden shed, and a decked summerhouse/bar, perfect for relaxing or entertaining, set within fenced and hedged boundaries and enjoying far-reaching countryside views. The front of the property provides a lawned area and gravelled off-street parking. This home is sure to impress, book your viewing today!

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

Front entrance door.

SITTING ROOM

4.23m x 5.82m max (13'10" x 19'1" max)
Multifuel stove with slate hearth, brick inset and wooden mantle. Ceiling coving, radiator, stairs leading to first floor, understairs cupboard.

KITCHEN/DINER

2.54m x 5.82m (8'3" x 19'1")
Fitted with a range of wall and base units comprising work surfaces, eye level double oven, gas hob with extractor hood over. Integrated dishwasher, integrated fridge freezer, cupboard housing wall mounted gas fired central heating boiler. Radiator, tiled flooring, recessed ceiling lights, television point, rear entrance door.

REAR ENTRANCE

Tiled flooring, two rear entrance doors.

UTILITY AREA

Fitted with a range of wall and base units, plumbing for automatic washer.

WC

Low flush WC, tiled flooring.

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

3.78m x 3.05m (12'4" x 10'0")
Large fitted wardrobes cleverly concealing drawers and a TV, radiator.

BEDROOM TWO

2.47m x 4.17m (8'1" x 13'8")
Fitted cupboard, radiator.

BEDROOM THREE

2.87m max x 2.26m (9'4" max x 7'4")
Fitted cupboard, radiator.

BATHROOM

Three piece white suite comprising P shaped bath with shower over and shower screen, low flush WC and wash hand basin set in vanity unit. Fully tiled walls, tiled flooring, chrome ladder style towel radiator, extractor fan.

DECORATED LOFT SPACE

3.62m x 3.07m (11'10" x 10'0")
Velux window, eaves storage, radiator and recessed ceiling lights.

DECORATED LOFT SPACE

3.62m x 3.21m (11'10" x 10'6")
Velux window, eaves storage, radiator and recessed ceiling lights.

OUTSIDE

Outside, the rear garden is perfect for relaxing or entertaining, with a paved seating area, lawned garden, garden shed, and a decked summerhouse/bar area, all enclosed by fence and hedge boundaries for privacy and tranquil views. The front of the property offers lawned and gravelled parking.

ADDITIONAL INFORMATION**SERVICES**

Mains water, LPG bottled gas, electricity and septic tank drainage.

APPLIANCES

No appliances have been tested by the Agent.

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.

