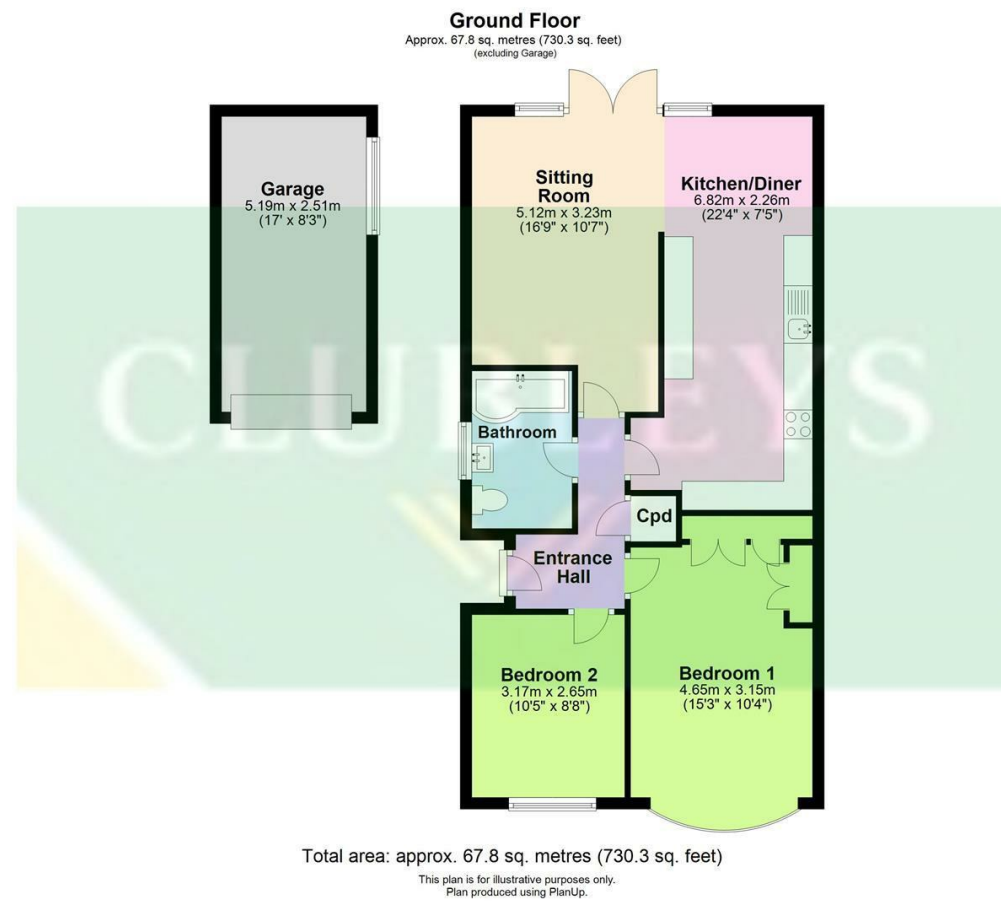




17, Glenfield Avenue,
Market Weighton, YO43 3HH
£215,000



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.

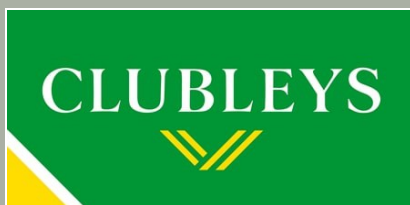
MATERIAL INFORMATION

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		69	84
(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 beautifully presented and thoughtfully extended two-bedroom semi-detached bungalow is move-in ready and packed with standout features from the outset, including a stylish fitted kitchen and contemporary bathroom, a bright and spacious open-plan layout, and seamless indoor-outdoor living with patio doors opening onto a private, enclosed rear garden. The accommodation briefly comprises an entrance hall, comfortable sitting room, and a modern kitchen flowing into a dining area, plus two good-sized bedrooms and a sleek bathroom, all finished to a high standard by the current owner. Externally, the property continues to impress with well-maintained front and rear gardens, a driveway providing off-street parking, and a single garage, all set within a convenient location close to the town centre. Early viewing is highly recommended, contact us today to arrange your viewing.

Tenure: Freehold. East Riding of Yorkshire Council Tax - Band B.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, telephone point, radiator, fitted cupboard, laminate wood flooring, access to roof space, ceiling coving.

SITTING ROOM

5.12m x 3.23m (16'9" x 10'7")

Open plan to kitchen/diner, PVC double door leading to the rear garden, radiator, ceiling coving, television point, laminate wood flooring,

KITCHEN/DINER

6.82m x 2.26m (22'4" x 7'4")

Fitted with a range of wall and base units comprising work surfaces with upstand, single drainer sink unit, gas hob with extractor hood over and tiled splashback, eye level electric double oven, integrated dishwasher, integrated fridge and freezer, integrated automatic washing machine, laminate wood flooring, ceiling coving, radiator and vertical radiator.

BEDROOM ONE

4.65m x 3.15m (15'3" x 10'4")

Laminate wood flooring, fitted wardrobes and drawer unit, radiator, ceiling coving, television point.

BEDROOM TWO

3.17m x 2.65m (10'4" x 8'8")

Laminate wood flooring, radiator, ceiling coving.

BATHROOM

Three piece white suite comprising low flush W.C., P shaped bath with shower over and shower screen, wash hand basin set on vanity unit, partially tiled walls, extractor fan.

OUTSIDE

The property benefits from well maintained gardens to the front and rear, along with a driveway providing off street parking and access to a single garage.

GARAGE

5.19m x 2.51m (17'0" x 8'2")

Electric roller door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

