



11, Kings Court,  
Market Weighton, YO43 3FN  
£220,000



Total area: approx. 137.6 sq. metres (1481.6 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.



#### 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

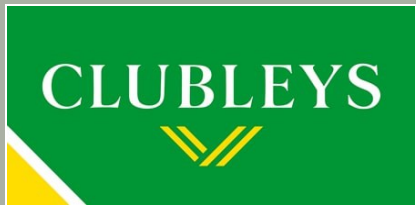
#### FREE VALUATIONS FOR SALE

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.

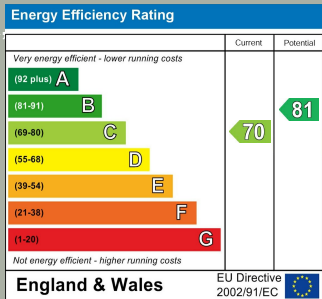
#### MORTGAGES

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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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.

Located in a popular development with convenient placement for the local schools, this four bedroom mid terraced town house offers spacious accommodation arranged over three floors. Welcomed by a generous entrance hall with a handy downstairs WC, the kitchen spans the back of the property with French doors leading onto the rear garden. On the first floor there is a good sized lounge with beautiful wood effect laminate flooring and a cosy electric fire whilst double doors onto the Juliet balcony flood light into the room. Bedroom two and the family bathroom complete this storey. The top floor boasts high views across the development with the master bedroom benefitting from its own en-suite. Bedrooms three and four are also on the top floor. Outside, the enclosed rear garden provides a low maintenance space to enjoy the summer sun on the decking with family and friends, and a lawn for the whole family to enjoy. There is a driveway to the front of the property leading to the integral garage. Tenure: Freehold Council Tax: East Riding of Yorkshire Council D

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**LOCATION**

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, laminate wood flooring, radiator, fitted cupboard, stairs leading to first floor.

**CLOAKROOM**

Two piece white suite comprising low flush W.C., wash hand basin with tiled splashback, radiator, extractor fan.

**DINING KITCHEN**

3.63m x 4.70m (11'10" x 15'5")  
Fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, eye level electric double oven, gas hob with extractor hood over, plumbing for washing machine, cupboard housing gas fired wall mounted central heating boiler, radiator, recessed ceiling lights, uPVC french doors leading to garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Radiator, staircase to second floor.

**SITTING ROOM**

4.20m x 4.69m (13'9" x 15'4")  
Laminate wood flooring, t.v. aerial point, telephone point, two radiators, electric fire with wooden surround.

**BEDROOM TWO**

2.72m x 2.65m (8'11" x 8'8")  
Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with mixer taps, shower attachment, pedestal wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, extractor fan, radiator.

**SECOND FLOOR ACCOMMODATION****LANDING**

Radiator, access to roof space, cupboard housing hot water cylinder.

**BEDROOM ONE**

4.22m x 4.70m (13'10" x 15'5")  
Two radiators, T.V. aerial point, telephone point, fitted wardrobes to one wall with sliding doors.

**EN SUITE SHOWER ROOM**

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, radiator, extractor fan, recessed ceiling light.

**BEDROOM THREE**

2.77m x 2.86m (9'1" x 9'4")  
Radiator.

**BEDROOM FOUR**

2.77m x 2.05m (9'1" x 6'8")  
Radiator.

**OUTSIDE**

Outside, the enclosed rear garden provides a low maintenance space to enjoy the summer sun on the decking with family and friends, and a lawn for the whole family to enjoy. There is a driveway to the front of the property leading to the integral garage.

**GARAGE**

6.21m x 2.52m (20'4" x 8'3")  
Up and over door, power and light.

**ADDITIONAL INFORMATION****APPLIANCES**

No appliances have been tested by the Agent.

**SERVICES**

Mains water, gas, electricity and drainage.

