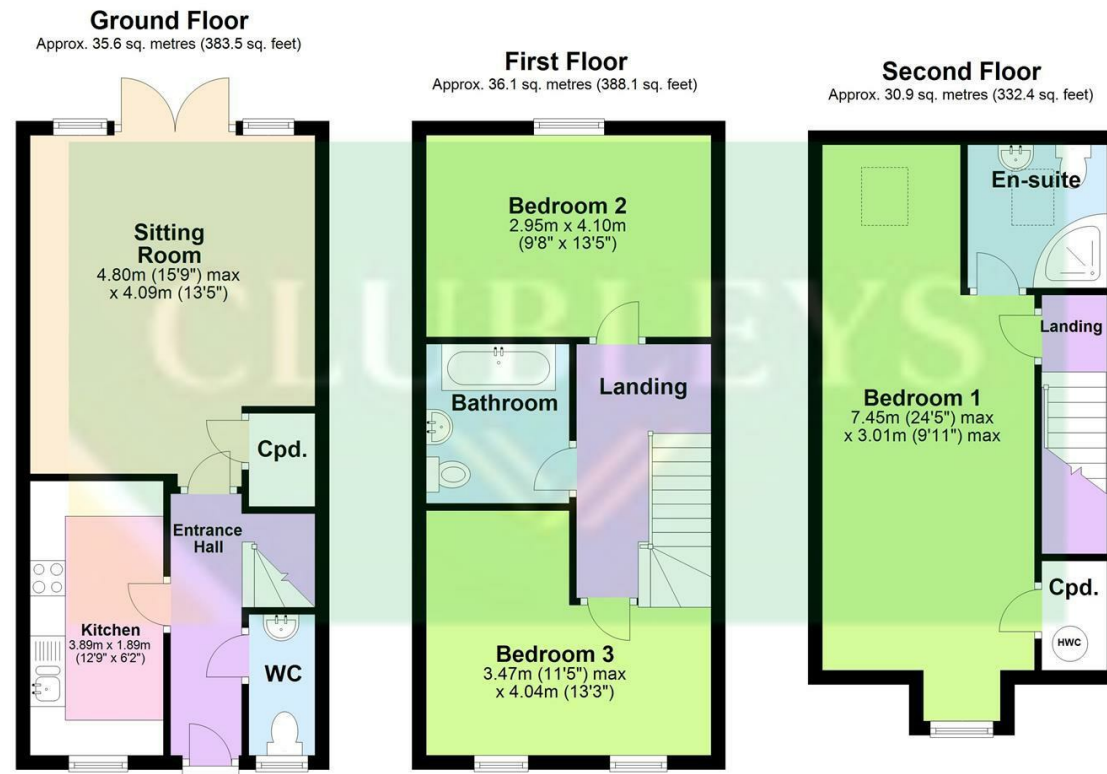




41, Sancton Road,  
Market Weighton, YO43 3DD  
£215,000



Total area: approx. 102.6 sq. metres (1103.9 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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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](mailto: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.



A spacious and well-presented three-bedroom, three-storey townhouse offering generous and versatile accommodation, a private rear garden and the added benefit of a garage with driveway parking. Designed in a traditional layout, the ground floor features an inviting entrance hall with WC and stairs to the first floor, a fitted kitchen, and a bright rear sitting room with space for dining and French doors opening onto the garden. The first floor offers two well-proportioned double bedrooms and a family bathroom, while the entire top floor is dedicated to the main bedroom, complete with its own en suite. Outside, the enclosed rear garden is mainly laid to lawn with a paved seating area, enclosed by wall and fence boundaries with side gated access, while to the rear there is a garage and block-paved driveway providing convenient off-road parking.

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



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://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		
(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.



[www.clubleys.com](http://www.clubleys.com)



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

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

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin, laminate wood flooring, radiator.

**KITCHEN**

3.89m x 1.89m (12'9" x 6'2")  
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, part tiled walls, laminate wood flooring, plumbing for automatic washing machine cupboard housing wall mounted gas fired central heating boiler, radiator,

**SITTING ROOM**

4.80m max x 4.09m (15'8" max x 13'5")  
T.V. aerial point, laminate wood flooring, understairs cupboard, two radiators, PVC french doors to garden.

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

Radiator.

**BEDROOM TWO**

2.95m x 4.10m (9'8" x 13'5")  
Radiator.

**BEDROOM THREE**

3.47m max x 4.04m (11'4" max x 13'3")  
Radiator.

**BATHROOM**

Three piece suite comprising panelled bath, shower over, pedestal wash hand basin, tiled splashback, low flush W.C., part tiled walls, radiator, extractor, stairs to second floor.

**SECOND FLOOR ACCOMMODATION****BEDROOM ONE**

7.45m max x 3.01m max (24'5" max x 9'10" max)  
Fitted cupboard, velux window, cupboard housing hot water cylinder, two radiators.

**EN SUITE**

Three piece suite comprising pedestal wash hand basin, tiled splashback, low flush W.C., Velux window, radiator.

**OUTSIDE**

The property enjoys a private, enclosed rear garden, mainly laid to lawn with a paved seating area ideal for outdoor dining and entertaining. The garden benefits from wall and fence boundaries together with side gated access. To the rear, there is a garage and a block-paved driveway providing convenient off-road parking.

**GARAGE**

The property has the benefit of a garage located in the middle of a block of 3 garages. The garage has an up and over door, power and light and a car charger point.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

