



**Plot 17, 17, Burlington Place,  
Market Weighton, YO43 3AZ**  
**£210,000**



Currently under construction by Essential Homes Ltd, Burlington Place development features the very latest in contemporary design boasting open plan living spaces.

Plot 17, The Victoria is a stunning two bedroom semi detached home with a stylish kitchen/diner complete with doors opening onto the rear garden and a good sized lounge. Upstairs are two double bedrooms and a family bathroom. This impressive home comes with quality fixtures and fittings with attention to detail being evident throughout.

**\*\*Please note that all images are for illustration purposes only\*\***



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

All living rooms, stairs, landing and bedrooms will be carpeted. Luxury vinyl tiling will be fitted in kitchens, hallways, bathroom, WC's and en-suites.

#### ENTRANCE HALL

Stairs to the first floor.

#### SITTING ROOM

4.75 max x 3.32 max (15'7" max x 10'11" max)  
TV aerial outlet, radiator.

#### KITCHEN/DINER

3.33 max x 4.27 max (10'11" max x 14'0" max)  
Fitted with a range of wall and base units comprising work surfaces, sink unit, electric oven with gas hob and extractor over, integrated appliances including dishwasher, washing machine and fridge freezer.  
Radiator, doors opening out to the rear garden.

#### WC

Two piece white suite comprising low flush WC, pedestal wash hand basin, radiator, extractor fan.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space.

#### BEDROOM ONE

3.38 max x 4.27 max (11'1" max x 14'0" max)  
Radiator and TV aerial outlet.

#### BEDROOM TWO

2.75 max x 4.27 max (9'0" max x 14'0" max)  
Radiator, TV aerial point.

#### BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over. Radiator, extractor fan and recessed ceiling lights.

#### OUTSIDE

Allocated parking to the side. There is timber fencing to rear boundary.

#### ADDITIONAL INFORMATION

Expected completion date June 2022.

#### APPLIANCES

No appliances have been tested by the agent.

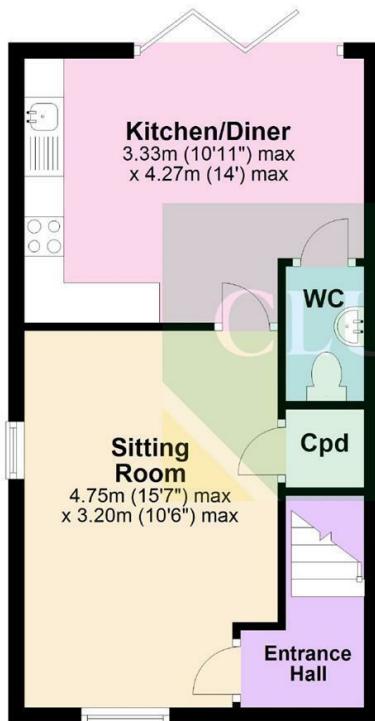
#### SERVICES

Mains water, gas, electricity and drainage.

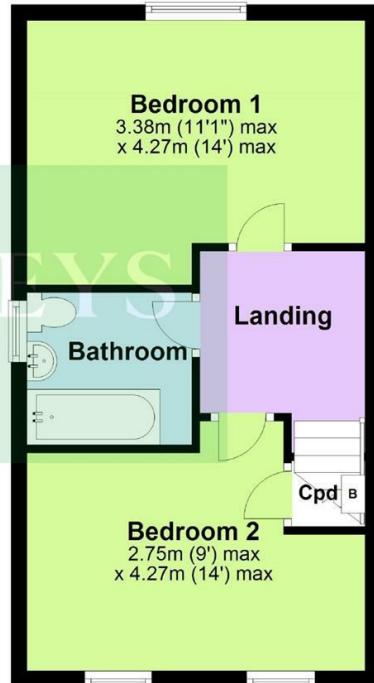
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## Ground Floor



## First Floor



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](mailto: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](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.

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AGENTS

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.