



Total area: approx. 67.1 sq. metres (722.0 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.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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		90	92
(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.



7, Middleton Gate,
Middleton On The Wolds, YO25 9EU
£176,500



Tucked away with a sunny south west-facing garden, this beautifully presented two-bedroom mid terrace offers a calm, low-maintenance lifestyle with stylish, modern interiors throughout and is available with no onward chain.

The layout flows effortlessly from the entrance hall into a comfortable sitting room, WC and a contemporary kitchen diner with French doors opening directly onto the garden, ideal for everyday living and summer entertaining alike. Upstairs, there are two generous double bedrooms, including the main bedroom with en-suite shower room, alongside a sleek modern bathroom.

To the front, the property benefits from a walled and gated frontage with slate chippings creating an attractive, low-maintenance approach. Outside, the landscaped rear garden is mainly laid to lawn with a paved seating area, rear access gate and parking for two cars beyond. Recently redecorated and exceptionally well maintained, this is a move-in ready home suited to first-time buyers, downsizers and investors alike.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate flooring with under floor heating, stairs leading to the first floor.

SITTING ROOM

4.32m x 3.65m max (14'2" x 11'11" max)
TV aerial point, fitted cupboard, laminate flooring with underfloor heating.

KITCHEN/DINER

2.91m x 4.58m (9'6" x 15'0")
Fitted with a range of wall and base units incorporating work surfaces, an electric oven, induction hob with extractor hood over, 1.5 bowl sink unit, integrated fridge freezer, integrated washing machine, and a floor-standing oil-fired central heating boiler. Featuring recessed ceiling lights, laminate flooring with underfloor heating, and PVC French doors leading to the garden.

WC

Two piece white suite comprising low flush WC, wash hand basin with tiled splash back, extractor fan, laminate flooring with underfloor heating.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to the loft space. Radiator.

BEDROOM 1

3.77m x 3.65m max (12'4" x 11'11" max)
Radiator, fitted cupboard.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin with tiled splash back, extractor fan, tiled floor, recessed ceiling lights, chrome heated towel rail.

BEDROOM 2

3.45m x 2.59m (11'3" x 8'5")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin with tiled splash back, extractor fan, tiled floor, recessed ceiling lights, chrome heated towel rail.

OUTSIDE

Outside, the property enjoys a sunny south west-facing rear garden, mainly laid to lawn with a paved seating area ideal for relaxing or entertaining. A rear access gate leads to parking for two cars beyond. To the front, the home benefits from a walled and gated frontage with attractive slate chippings, creating a neat and low-maintenance approach.

ADDITIONAL INFORMATION**SERVICES**

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

