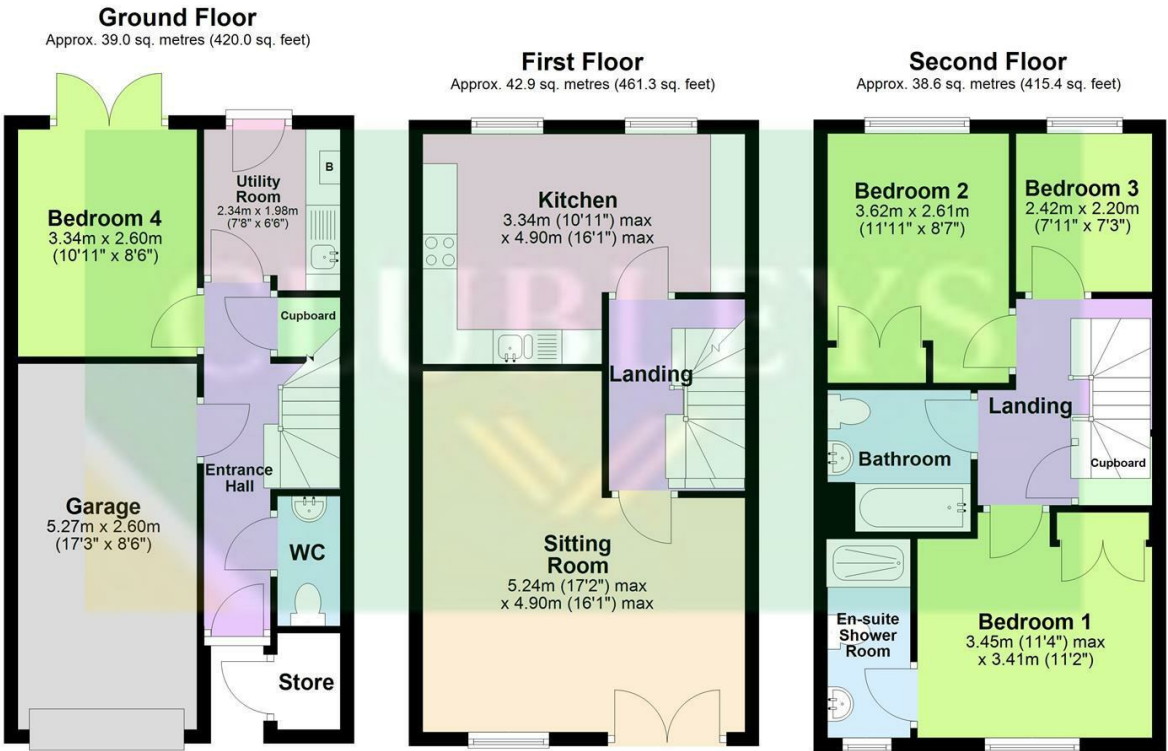




5, Dawson Road,
Market Weighton, YO43 3GE
£235,000



Total area: approx. 120.5 sq. metres (1296.7 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.

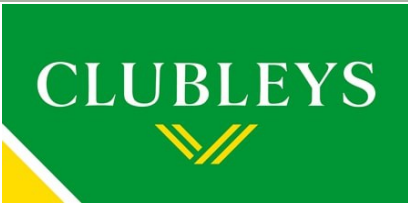
MATERIAL INFORMATION

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.

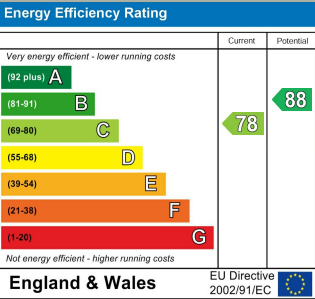
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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
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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 spacious and versatile four-bedroom, three-storey townhouse is ideally positioned at the entrance of a popular development, where the current owner has lived since it was built in 2004. The ground floor offers practical and flexible living, featuring an entrance hall with access to the integral garage, a downstairs WC, a utility room with door to the rear garden, and a fourth bedroom or ideal home office with French doors opening onto the garden. On the first floor, there's a generous sitting room and a well-sized kitchen diner, perfect for everyday living and entertaining. The top floor offers three further bedrooms and a family bathroom, with the main bedroom benefiting from a spacious en suite. A retractable ladder leads to a fully boarded loft space with a VELUX window, offering excellent storage and further potential. Outside, the rear garden includes lawn, gravel, and decked areas with fenced boundaries, while the front has a lawned area and a driveway leading to the garage.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, and laminate flooring. Stairs lead to the first floor with a cupboard underneath. Door to garage.

WC

Two-piece white suite comprising a low flush WC and a pedestal wash hand basin with tiled splashback. Radiator and laminate flooring.

BEDROOM 4

3.34m x 2.60m (10'11" x 8'6")
Radiator, outlook to the garden.

UTILITY

2.34m x 1.98m (7'8" x 6'5")
Fitted base units with single drainer sink unit. Wall-mounted gas-fired central heating boiler, laminate flooring, and plumbing for an automatic washing machine. Extractor fan, part-tiled walls, and rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor, radiator.

SITTING ROOM

5.24m max x 4.90m max (17'2" max x 16'0" max)
PVC French doors to Juliet balcony. CCTV.

KITCHEN

3.34m max x 4.90m max (10'11" max x 16'0" max)
Fitted with range of Wall and Basin units comprising work surfaces. Electric oven, gas hob, extractor fan with hood over. 1.5 bowl stainless steel unit, radiator. Breakfast bar. Part tiled walls.

SECOND FLOOR ACCOMMODATION

LANDING

Radiator, storage cupboard, access to loft space. Ladder, power and light, Velux window fully boarded.

BEDROOM 1

3.45m max x 3.41m max (11'3" max x 11'2" max)
Radiator, fitted wardrobe.

EN-SUITE

Three-piece white suite comprising a step-in shower cubicle, low flush WC, and pedestal wash hand basin. Radiator, part-tiled walls, and extractor fan.

BEDROOM 2

3.62m x 2.61m (11'10" x 8'6")
Radiator, fitted wardrobe.

BEDROOM 3

2.42m x 2.20m (7'11" x 7'2")
Radiator.

BATHROOM

Three-piece white suite comprising a panelled bath with mixer tap and shower attachment, low flush WC, and pedestal wash hand basin. Radiator, part-tiled walls, and extractor fan.

GARAGE

5.27m x 2.60m (17'3" x 8'6")
Electric door, power and light.

OUTSIDE

Outside, the rear garden includes lawn, gravel, and decked areas with fenced boundaries, while the front has a lawned area and a driveway leading to the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.

