



**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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	88
(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.

**rightmove**

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

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.



## 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.

