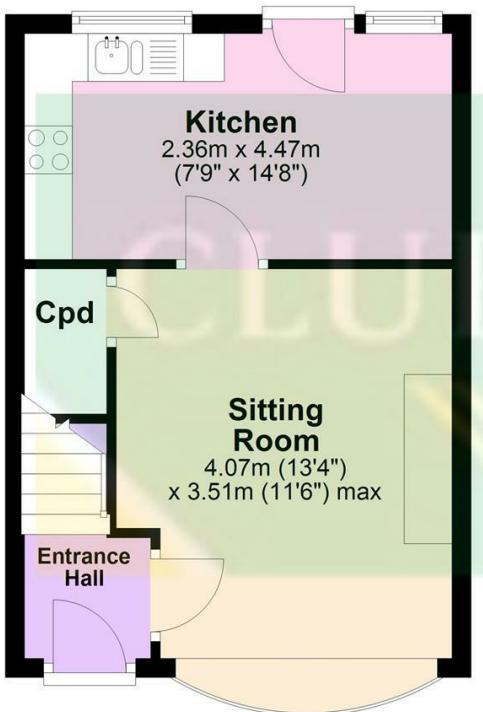


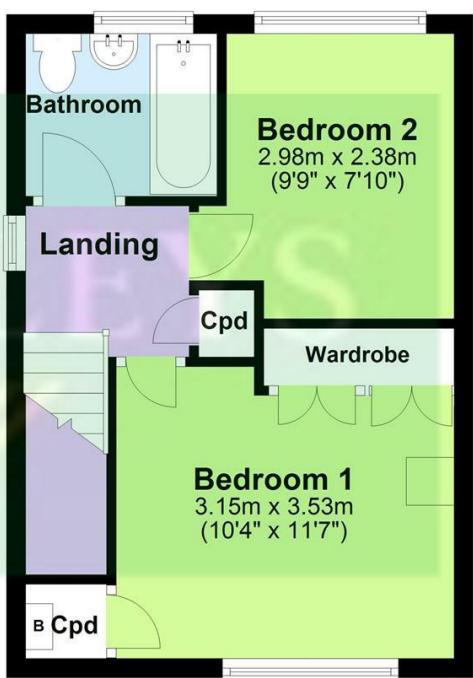
Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 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.

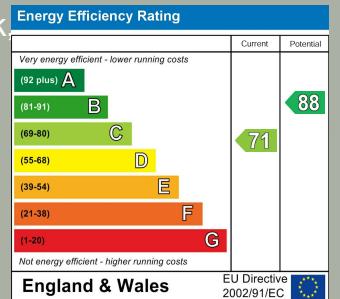
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail 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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

CLUBLEYS



This attractive two-bedroom semi-detached home occupies a larger-than-average plot for this type of property and benefits from ample off-road parking, including a block-paved driveway to the front and a side driveway leading to a detached garage. Internally, the accommodation comprises a welcoming entrance hall with stairs leading to the first floor, a spacious sitting room, and a fitted kitchen with space for a dining table. Upstairs, there are two well-proportioned bedrooms and a modern bathroom. Externally, the generous rear garden features a recently paved seating area and a lawned garden, offering excellent potential for outdoor enjoyment and personal landscaping.

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

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

SITTING ROOM

4.07m x 3.51m max (13'4" x 11'6" max)
T.V. aerial point, understairs cupboard, laminate wood flooring, radiator.

KITCHEN

2.36m x 4.47m (7'8" x 14'7")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, electric oven, ceramic hob, extractor hood over, plumbing for automatic washing machine, part tiled walls, radiator, rear entrance door.

FIRST FLOOR

LANDING

Fitted cupboard, access to loft space.

BEDROOM ONE

3.15m x 3.53m (10'4" x 11'6")
Fitted wardrobes to one wall, cupboard housing wall mounted gas fired central heating boiler, radiator.

BEDROOM TWO

2.98m x 2.38m (9'9" x 7'9")
Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., laminate wood flooring, heated towel rail, part tiled walls, extractor over.

OUTSIDE

Set on a larger-than-average plot, the property features a block-paved driveway with ample parking, a side driveway to the detached garage, and a generous rear garden with a recently paved seating area and lawn.

GARAGE

5.56 x 2.34 (18'2" x 7'8")
Up and over door, power and light, side personnel door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

