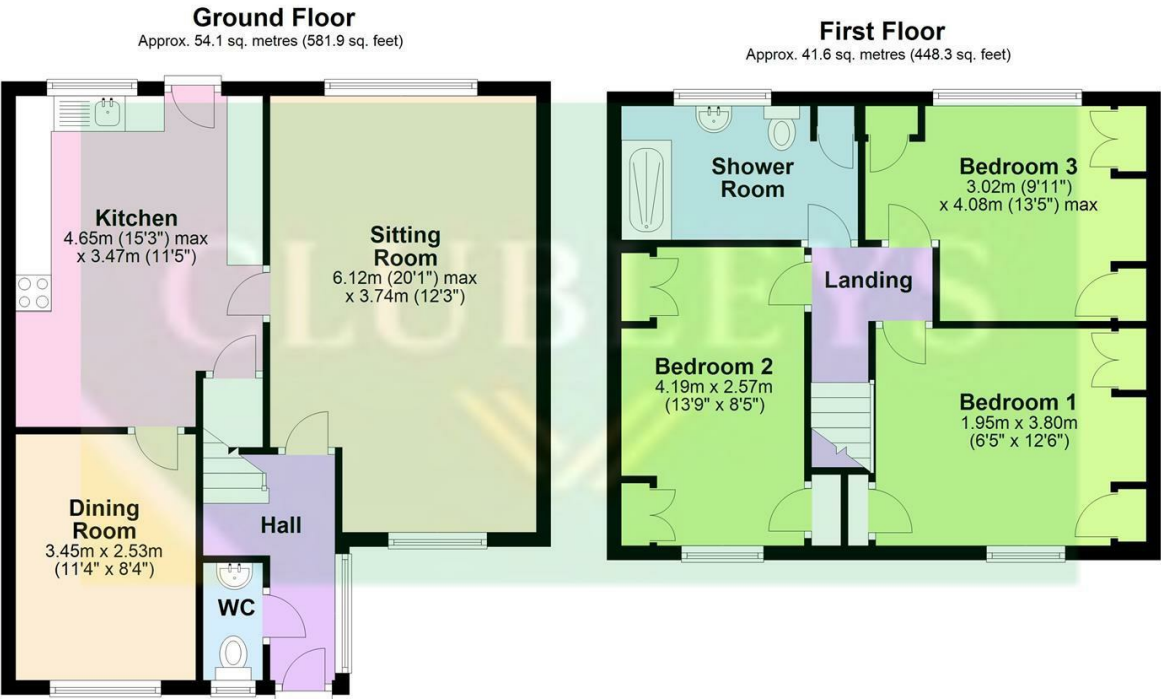




92, Bedale Road,
Market Weighton, YO43 3DW
£225,000



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

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

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

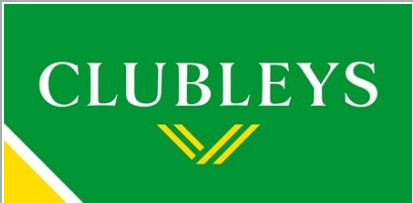
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

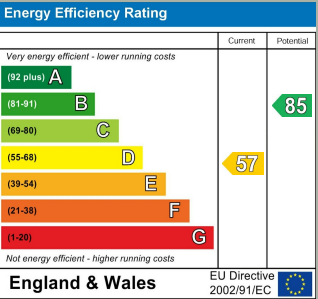
MORTGAGES

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



A generously sized three bedroom semi-detached home with excellent outdoor space, including a good-sized lawned rear garden with established trees, shrubs, fenced boundaries, and a garden shed, as well as a lawned front garden, side driveway, and garage. Offering plenty of potential to update and make your own, the property features a spacious dual aspect sitting room, separate dining room, and a fitted kitchen with access to the rear garden. The entrance hall includes a WC and stairs leading to the first floor, where there are three well-proportioned bedrooms and a spacious shower room. This is a fantastic opportunity to create a wonderful family home. Early viewing is highly recommended, contact us today to arrange your appointment.

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

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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC entrance door, radiator, stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, access to roof space.

SITTING ROOM

6.12 x 3.74 (20'0" x 12'3")

Marble hearth, T.V. aerial point, two radiators.

KITCHEN

4.65 x 3.47 (15'3" x 11'4")

Fitted with a range of wall and base units comprising work surfaces, single drain ceramic sink unit, extractor hood, plumbing for automatic washing machine, understairs cupboard, radiator, rear entrance door.

DINING ROOM

3.45 x 2.53 (11'3" x 8'3")

Amtico flooring, radiator.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, part boarded and ladder, radiator.

BEDROOM ONE

1.95 x 3.80 (6'4" x 12'5")

BEDROOM TWO

4.19 x 2.57 (13'8" x 8'5")

Fitted cupboard, radiator.

BEDROOM THREE

3.02 x 4.08 (9'10" x 13'4")

Fitted wardrobes to one wall, fitted cupboard, radiator.

SHOWER ROOM

Three piece suite comprising walk in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, chrome heated towel rail.

OUTSIDE

The property boasts a generous lawned rear garden with fenced boundaries, established trees and shrubs, and a useful garden shed. The front garden is also lawned, with a side driveway leading to the garage.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

