

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

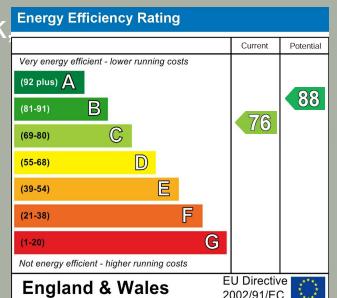
MORTGAGES

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.



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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.

**LOCATION**

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator.

CLOAKROOM

Two piece white suite comprising low flush wc, pedestal wash hand basin with tiled splash back, radiator.

KITCHEN/DINER

4.58m x 2.52m (15'0" x 8'3")
 Fitted with a range of wall and floor units, incorporating complimentary work surfaces, stainless steel sink unit, electric oven, gas hob with extractor hood over, plumbed for automatic washing machine, heated towel rail, radiator, French doors to garden.

SITTING ROOM

4.80m x 4.58m max (15'8" x 15'0" max)
 Laminate wood flooring, two radiators, TV aerial point, telephone point, staircase to first floor.

FIRST FLOOR ACCOMMODATION**LANDING****BEDROOM ONE**

4.07m x 2.59m max (13'4" x 8'5" max)
 Radiator.

BEDROOM TWO

3.27m x 2.59m (10'8" x 8'5")
 Radiator.

BEDROOM THREE

3.71m max x 2.05m max (12'2" max x 6'8" max)
 Fitted cupboard, access to loft space, radiator.

BATHROOM

Three piece white suite comprising panelled bath with

mains fed shower over, low flush wc, pedestal wash hand basin with tiled splash back, radiator, extractor fan, part tiled walls.

OUTSIDE

Immediately beyond the house is an easily maintained rear garden, which is mainly paved, having a raised seating area and garden shed. Fenced boundaries and rear gated access. To the front the property has parking for two cars.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

