



26, Cooper Street,  
Market Weighton, YO43 3FS  
£315,000



## ABOUT THE PROPERTY

This beautifully presented four-bedroom detached family home offers immaculate accommodation throughout, with a stunning open-plan kitchen and dining space featuring bi-fold doors that open onto the rear garden. Light and airy in design, the property also boasts two spacious reception rooms, including a welcoming sitting room with an electric fire and wooden surround. The ground floor further comprises an entrance hall with WC and a useful utility room with side access. Upstairs, there are four well-proportioned bedrooms, the main benefiting from a modern en-suite, along with a stylish family bathroom. Outside, the landscaped rear garden provides a perfect space for relaxation and entertaining, with a paved seating area, lawn, mature planting, fenced boundaries, and gated side access. To the front, the property enjoys a neat lawn with trees and shrubs, together with a side driveway leading to a detached garage. Lovingly maintained and tastefully decorated, this home is ready to move straight into.

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







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, tiled floor, radiator, stairs to first floor, cupboard under.

### W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, tiled floor, radiator.

### SITTING ROOM

5.23m x 3.25m (17'1" x 10'7")

Electric fire inset in wooden surround and mantle, T.V. aerial point, telephone point, radiator.

### OFFICE/SNUG

3.32m x 2.55m (10'10" x 8'4")

T.V. aerial point, radiator.

### KITCHEN/DINER

3.25m x 6.53m (10'7" x 21'5")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, eye level double oven, ceramic hob, extractor hood over, integrated dishwasher, pan drawers, tiled floor, recessed ceiling lights, two radiators, bi-fold doors to garden.

### UTILITY

Fitted base units comprising work surfaces, single drain stainless steel sink unit, cupboard housing wall mounted gas fired central heating boiler, tiled floor, recessed ceiling lights, extractor, radiator, PVC rear entrance door.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, boarded, ladder, light, (professionally boarded by Yorkshire Loft Ladders) airing cupboard housing hot water cylinder.

### BEDROOM ONE

4.84m x 3.25m (15'10" x 10'7")

Two radiators.

### EN SUITE

Three piece suite comprising wash hand basin, low flush W.C., walk in shower cubicle, part tiled walls, chrome heated towel rail, tiled floor, extractor, recessed ceiling lights, fitted cupboard.

### BEDROOM TWO

4.29m x 2.60m (14'0" x 8'6")

Radiator.

### BEDROOM THREE

3.12m x 2.58m (10'2" x 8'5" )

Radiator.

### BEDROOM FOUR

3.25m x 2.98m (10'7" x 9'9")

Radiator.

### BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin, part tiled walls, tiled floor, extractor, chrome heated towel rail, recessed ceiling lights.

### OUTSIDE

Outside, the landscaped rear garden provides a perfect space for relaxation and entertaining, with a paved seating area, lawn, mature planting, fenced boundaries, and gated side access. To the front, the property enjoys a neat lawn with trees and shrubs, together with a side driveway leading to a detached garage.

### ADDITIONAL INFORMATION

The vendor informs us that there is currently a £300.00per annum maintenance charge payable every 6 months. This will be confirmed with Solicitors.

### SERVICES

Mains water, electricity, gas and drainage.

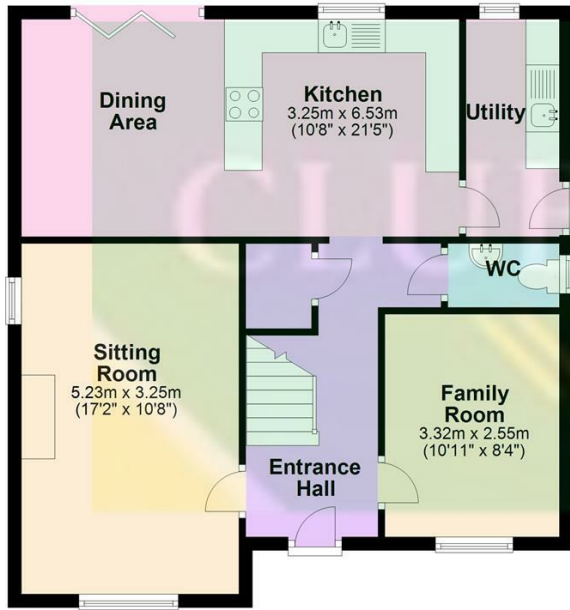
### APPLIANCES

No Appliances have been tested by the Agent.



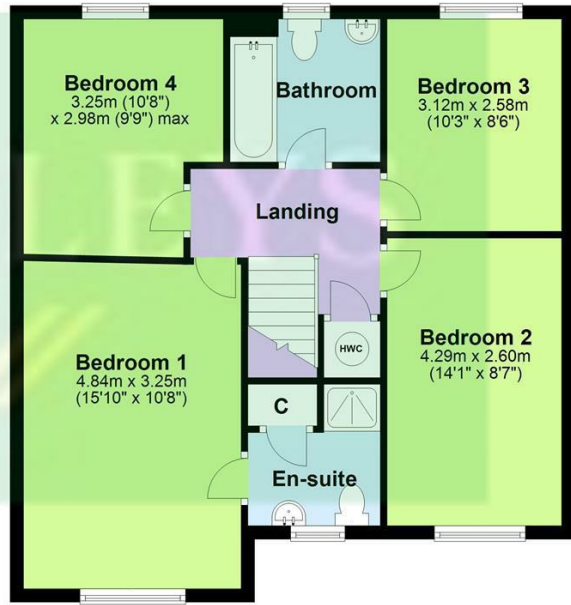
### Ground Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



### First Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 127.1 sq. metres (1367.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

#### 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.

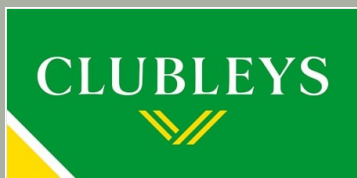
#### MORTGAGES

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](mailto: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.

#### 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.



60 - 64 Market Place, Market  
Weighton, York, YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	89
(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.