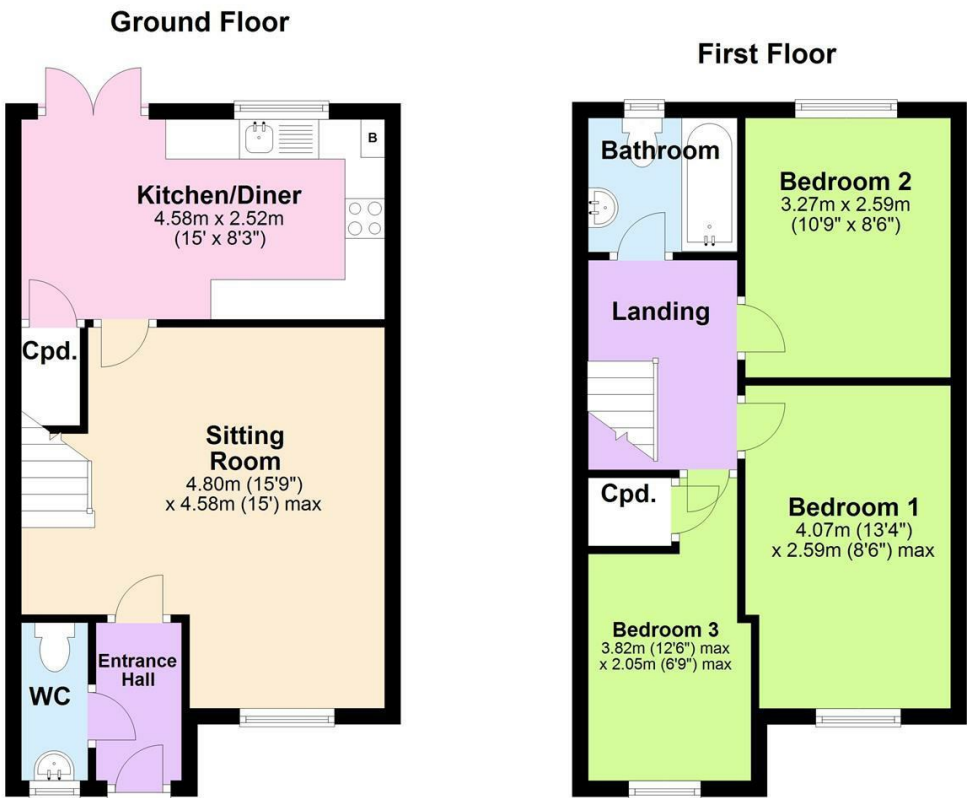




This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

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

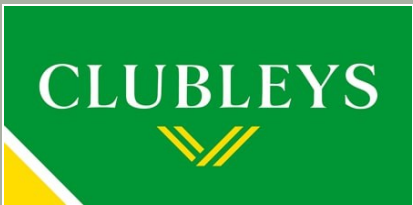
FREE VALUATIONS FOR SALE

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.

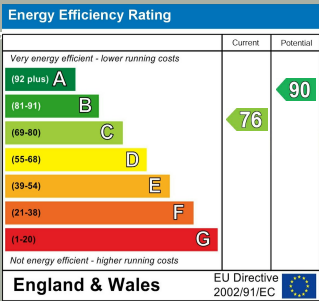
MORTGAGES

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.

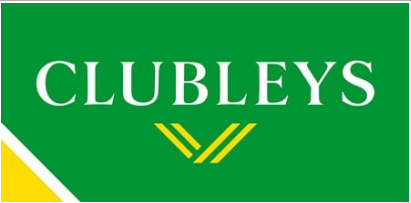


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



24, Bow Bridge Close,
Market Weighton, YO43 3FH
£200,000

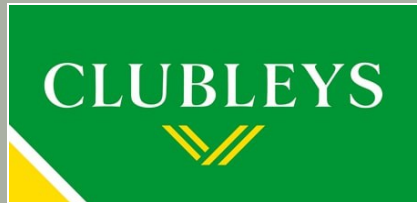


A wonderful semi detached house located in a sought after cul-de-sac close to the town centre and array of local amenities. The accommodation briefly comprises entrance hall, cloakroom, sitting room, dining kitchen, three bedrooms and bathroom. The rear garden is low maintenance with gravel, a paved patio area, fencing to the perimeter and parking for two vehicles to the front. Early inspection is strongly recommended.
Tenure: Freehold. East Riding of Yorkshire Council BAND B.



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Tenure: Freehold
East Riding of Yorkshire Council
Band: B

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THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door.

CLOAKROOM/WC

Low flush WC and wash hand basin.

SITTING ROOM

4.80m x 4.58m max (15'8" x 15'0" max)
TV aerial outlet. Stairs to the first floor.

KITCHEN/DINING ROOM

4.58m x 2.52m (15'0" x 8'3")
Range of wall and floor units having complementary work surface incorporating stainless steel sink unit, gas hob, extractor hood, electric eye level oven, plumbing for automatic washing machine, integrated fridge and space for a fridge freezer. French doors to the rear garden.

FIRST FLOOR

LANDING

MASTER BEDROOM

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

BEDROOM TWO

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

BEDROOM THREE

3.82m max x 2.05m max (12'6" max x 6'8" max)

BATHROOM

Low flush WC, wash hand basin and panelled bath. Partially tiled walls.

OUTSIDE

The rear garden is low maintenance with gravel, a paved patio area, fencing to the perimeter and parking for two vehicles to the front.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

