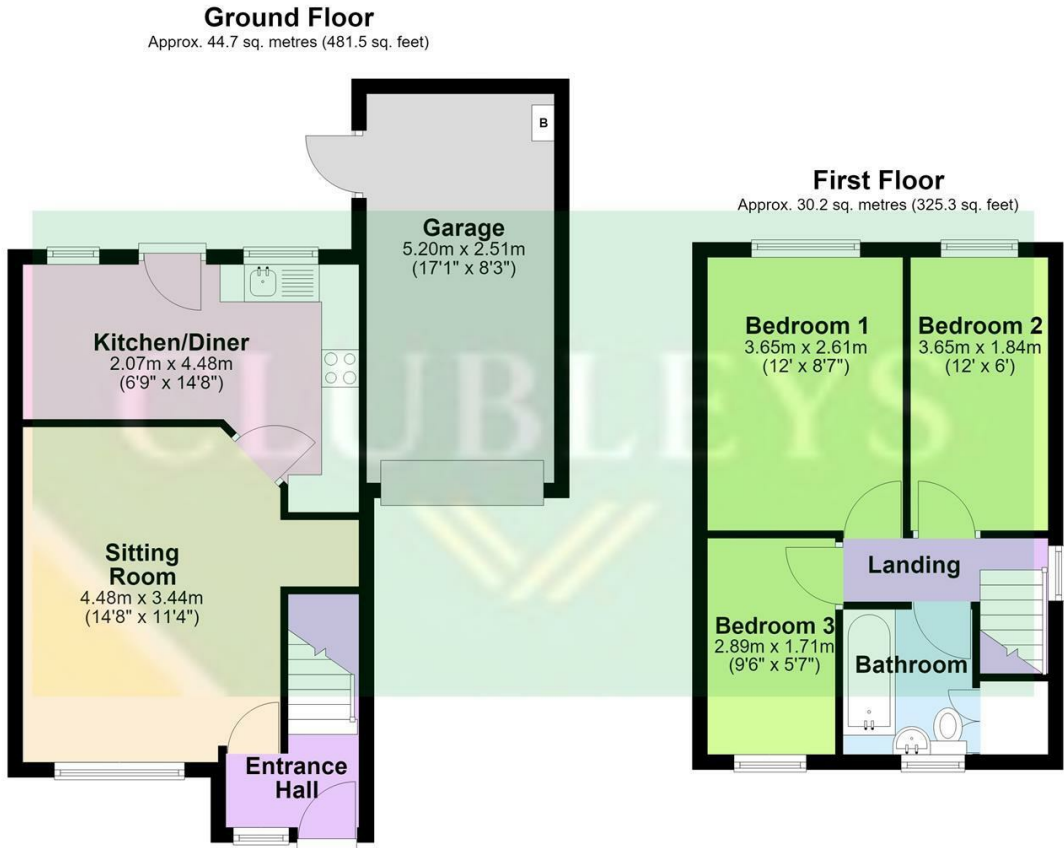


18, Walkington Drive,
Market Weighton, YO43 3NR
£195,000



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

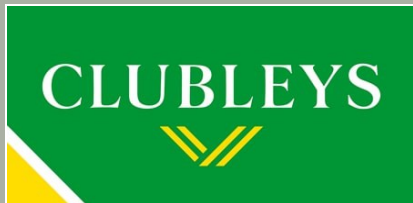
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

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

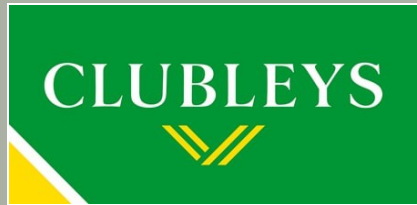
Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this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

A sunny south-west facing garden and an established residential setting make this three-bedroom semi-detached home an excellent opportunity for first-time buyers and young families alike. The accommodation comprises an entrance hall, sitting room, kitchen/dining room, three first floor bedrooms and a family bathroom. Outside, the rear garden enjoys a paved seating area leading onto a lawn with fenced boundaries, offering a lovely space to relax or enjoy the afternoon and evening sun. To the front, there is a lawned garden, driveway providing off-street parking and access to the garage. A fantastic opportunity to create a home that reflects your own style in a popular and well-established location.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

rightmove

www.clubleys.com

ZOOPLA



Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, stairs to first floor.

SITTING ROOM

4.48m x 3.44m (14'8" x 11'3")

T.V. aerial point, wall light points, radiator.

KITCHEN DINER

2.07m x 4.48m (6'9" x 14'8")

Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, electric oven and hob, extractor hood over, integrated dishwasher, part tiled walls, radiator, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, partially boarded.

BEDROOM ONE

3.65m x 2.61m (11'11" x 8'6")

Radiator.

BEDROOM TWO

3.65m x 1.84m (11'11" x 6'0")

Radiator.

BEDROOM THREE

2.89m x 1.71m (9'5" x 5'7")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, pedestal wash hand basin, low flush W.C.

OUTSIDE

Outside, the rear garden enjoys a paved seating area leading onto a lawn with fenced boundaries, offering a lovely space to relax or enjoy the afternoon and evening sun. To the front, there is a lawned garden, driveway providing off-street parking and access to the garage.

GARAGE

5.20m x 2.51m (17'0" x 8'2")

Up and over door, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

