



3, Ripley Place,
Market Weighton, YO43 3NG
£190,000



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

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

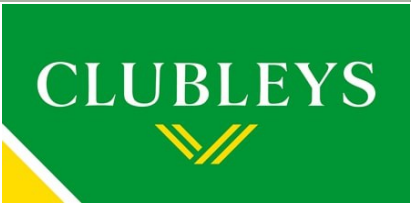
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

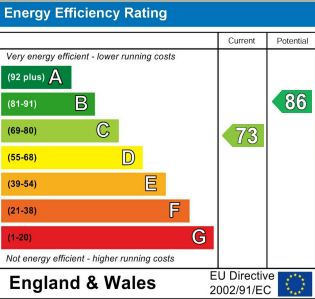
MORTGAGES

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



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.



Enjoy the ease of modern living in this spacious, move-in-ready home, ideally positioned within easy reach of the town centre and offered with no onward chain. Finished in neutral tones throughout, the property offers well-proportioned accommodation comprising an entrance hall with WC, a generous sitting room and a fitted kitchen/diner, while upstairs are two comfortable double bedrooms and a family bathroom.

Outside, the property benefits from a lawned front garden with a low wall boundary, a block-paved driveway leading to a gated car port providing sheltered off-street parking, and an enclosed, low-maintenance courtyard with artificial lawn. An excellent opportunity for first-time buyers, professionals, investors or those looking to downsize, offering practical living in a convenient central location.

Tenure freehold. East Riding of Yorkshire council band B.



www.clubleys.com





Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, laminate flooring, stairs leading to the first floor, radiator.

WC

Two piece white suite comprising of low flush WC, pedestal wash hand basin, recess ceiling lights, laminate flooring.

SITTING ROOM

3.95m x 3.46m (12'11" x 11'4")
Laminate flooring, telephone point, TV point, fitted cupboard, recess ceiling lights, ceiling coving, radiator.

KITCHEN/DINING

4.95m x 2.66m (16'2" x 8'8")
Fitted with a range of wall and base units, comprising work surfaces, single drain stainless steel sink unit, electric over with hob and extractor good over, part tiled walls, plumbing for automatic washing machine, integrated fridge freezer, cupboard housing wall mounted gas central heating boiler, ceiling coving, rear entrance door, radiator.

FIRST FLOOR ACCOMODATION

LANDING

Access to loft space

BEDROOM ONE

3.97m x 3.40m (13'0" x 11'1")
Fitted cupboard, ceiling coving, recess ceiling lights, telephone point, radiator.

BEDROOM TWO

2.97m x 2.75m
Recess ceiling lights, radiator.

BATHROOM

2.06m x 1.72m (6'9" x 5'7")
Three piece white suite comprising of paneled bath with shower over, shower screen, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE

Externally, the property benefits from a neatly maintained lawned front garden, a block-paved driveway leading to a gated car port providing sheltered off-street parking, and a private, enclosed

seating area with an artificial lawn, creating an attractive and low-maintenance outdoor space.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the agent.

