



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.

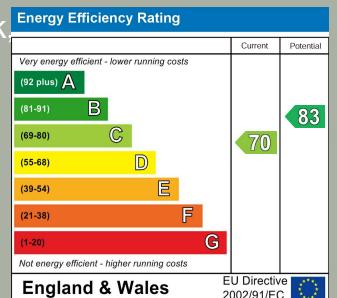
MORTGAGES

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.



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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.



Offered with no onward chain, a beautiful Victorian terraced house with a generous rear garden, close to local amenities. This four bedroom property benefits from a vast array of living accommodation, with the sitting room boasting a stunning coal effect gas fireplace and a bright bay window. There is a separate dining room perfect for those special occasions, next to the kitchen fitted with country style units. Beyond this heart of the home is a rear lobby leading to the utility room, WC and a further garden room/office to enjoy the views of the rear garden.

Upstairs are four bedrooms and a three piece family bathroom. The rear garden extends to allow an exciting versatile space. There is a delightful patio to enjoy the summer sun socialising with family and friends. The lawned area ensures the garden can be enjoyed by the whole family. Viewing is highly recommended to appreciate the accommodation on offer.

East Riding of Yorkshire Council Band: B Tenure: Freehold

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

Front entrance door, dado rail, antique style radiator, stairs to first floor, cupboard under.

SITTING ROOM

3.94m x 3.78m (12'11" x 12'4")

Bay window to the front, coal effect gas fire on granite hearth with limestone surround, T.V. aerial point, picture rail, radiator, doors to Dining Room.

DINING ROOM

3.92m x 3.03m (12'10" x 9'11")

Laminate wood flooring, radiator, ceiling coving.

KITCHEN

4.55m x 3.08m (14'11" x 10'1")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, electric oven with gas hob and extractor over, part tiled walls, cupboard housing gas fired central heating boiler, plumbing for dishwasher, breakfast bar, radiator, recessed ceiling lights, laminate wood flooring.

INNER HALL

Laminate wood flooring.

W.C.

Low flush W.C., wash hand basin, tiled splashback, laminate wood flooring, access to roof space.

GARDEN ROOM/OFFICE

3.48m x 3.07m (11'5" x 10'0")

PVC front door to garden, radiator.

UTILITY ROOM

6.71m x 1.46m (22'0" x 4'9")

Fitted wall and base units, plumbing for automatic washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

3.94m x 3.48m (12'11" x 11'5")

Two fitted wardrobes to alcoves, ceiling coving, radiator.

BEDROOM 2

3.92m x 3.00m (12'10" x 9'10")

Fitted wardrobe to alcove, radiator.

BEDROOM 3

2.97m x 3.13m (9'8" x 10'3")

Radiator, ceiling coving.

BEDROOM 4

2.75m x 2.06m (9'0" x 6'9")

Radiator, access to loft space.

BATHROOM

Three piece white suite comprising panelled bath with shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, chrome heated towel rail.

OUTSIDE

The rear garden extends to allow an exciting versatile space. There is a delightful patio to enjoy the summer sun socialising with family and friends. The lawned area ensures the garden can be enjoyed by the whole family.

ADDITIONAL INFORMATION

The photographs used in these Sales Particulars were taken in 2023 as part of the previous marketing campaign.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

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