

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

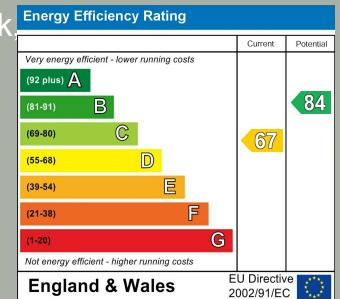
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

CLUBLEYS

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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.

CLUBLEYS



Introducing a three-bedroom semi-detached house offering the benefit of NO ONWARD CHAIN. The accommodation briefly comprises an entrance hall, spacious sitting room through diner with plenty of room for both lounge and dining furniture. The small yet functional kitchen has ample storage space and provides easy access to the garage. Through the garage, you'll discover a lawned rear garden with paved seating area. Bordered by fences and hedges providing privacy. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside the front is gravelled providing ample parking space and easy access to the garage. East Riding of Yorkshire Council Band B. Tenure: Freehold.

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

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

SITTING ROOM

4.82m x 3.63m (15'9" x 11'10")

Gas fire with tiled hearth and inset with wooden surround, TV point, radiator, ceiling coving.

DINING AREA

3.23m x 2.18m (10'7" x 7'1")

Radiator, ceiling coving.

KITCHEN

3.23m x 2.32m (10'7" x 7'7")

Fitted with a range of base units comprising work surface, 1.5 bowl stainless steel sink unit, electric oven, gas hob with extractor hood over, plumbing for automatic washing machine, radiator, under stairs cupboard, door leading to garage.

SECOND FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

4.10m x 2.69m (13'5" x 8'9")

Radiator.

BEDROOM TWO

3.96m x 2.69m (12'11" x 8'9")

Radiator.

BEDROOM THREE

2.83m x 1.81m (9'3" x 5'11")

Radiator.

BATHROOM

Three piece white suite comprising panel bath with shower over and shower screen, low flush WC, wash hand basin set on vanity unit, laminate flooring, vertical heated towel rail, extractor fan, recessed ceiling lights, wet wall panelling.

GARAGE

7.57m x 2.55m (24'10" x 8'4")

Up and over, rear personal door.

OUTSIDE

The rear garden has a paved patio area leading onto

a lawned garden. Bordered by fence and hedges providing privacy. The front is gravelled providing ample parking space and easy access to the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

