

**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.

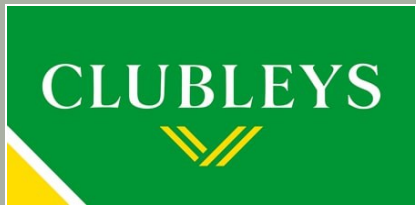
**OPENING HOURS**  
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**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

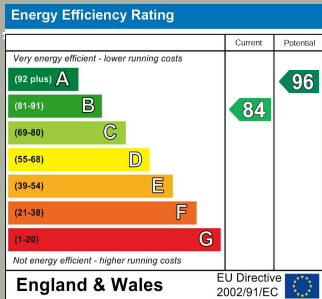
**FREE VALUATIONS FOR SALE**  
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**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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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.



14, Lyon Avenue,  
Market Weighton, YO43 3GP  
£220,000



Situated at the end of a sought after development, this well-presented three bedroom semi-detached home enjoys a pleasant sense of privacy, well-proportioned rooms and a desirable south facing garden. The accommodation includes an entrance hall with WC, a spacious sitting room with stairs to the first floor, and a stylish fitted kitchen/diner at the rear with integrated appliances and French doors opening onto the garden. Upstairs features three bedrooms and a modern family bathroom. Outside, the rear garden has been thoughtfully sectioned to include a paved and block paved seating area, a small gated fence leading to a lawned space with garden shed, all enclosed by fence boundaries with side gated access. The front of the property is block paved, providing off-street parking for two vehicles. Early viewing is highly recommended to appreciate the setting, space and lifestyle this home has to offer.  
Tenure: Freehold. East Riding of Yorkshire Council BAND: B



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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, radiator.

### WC

Two piece white suite comprising low flush WC and wash hand basin. Partially tiled walls, recessed ceiling lights, extractor fan, tiled flooring, radiator.

### SITTING ROOM

5.59m max x 4.71m max (18'4" max x 15'5" max)  
Radiator, television point, stairs leading to first floor.

### KITCHEN

2.78m x 4.71m (9'1" x 15'5")  
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Electric oven, gas hob with extractor hood over. Integrated fridge freezer, integrated dishwasher, cupboard housing gas fired central heating boiler. Recessed ceiling lights, radiator, tiled flooring, PVC French doors to rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, fitted cupboard.

### BEDROOM ONE

4.59m max x 2.52m (15'0" max x 8'3")  
Radiator, fitted wardrobes to one wall.

### BEDROOM TWO

3.83m max x 2.52m (12'6" max x 8'3")  
Radiator.

### BEDROOM THREE

2.79m x 2.09m (9'1" x 6'10")  
Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC. Wash hand basin, partially tiled walls, tiled flooring, recessed ceiling lights, extractor fan, radiator.

### OUTSIDE

Outside, the rear garden has been thoughtfully sectioned to include a paved and block paved seating area, a small gated fence leading to a lawned space with garden shed, all enclosed by fence boundaries with side gated access.

## ADDITIONAL INFORMATION

The vendor informs us that the property is subject a service charge of £203.02 per annum. However, this may be subject to change and will be confirmed by solicitors.

### SERVICES

Mains gas, electricity, drainage and water.

### APPLIANCES

No appliances have been tested by the Agent.

### 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.

