



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**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

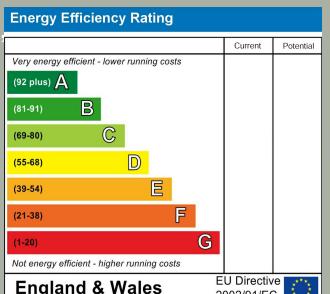
**PROPERTY VALUATION/SURVEY**  
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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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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 wonderful semi detached house located in a sough after cul-de-sac close to the town centre and array of local amenities. The accommodation briefly comprises entrance hall, cloakroom, sitting room, dining kitchen, three bedrooms and bathroom. There is allocated parking for two cars, the rear garden is lawned, has a raised deck and fenced boundaries. Early inspection is strongly recommended. PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE FOR COMPLETION BEFORE DECEMBER 2022.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.

#### CLOAKROOM/WC

Low flush WC and wash hand basin.

#### SITTING ROOM

4.80m x 4.58m max (15'8" x 15'0" max)

TV aerial outlet. Stairs to the first floor.

#### KITCHEN/DINING ROOM

4.58m x 2.52m (15'0" x 8'3")

Range of wall and floor units having complementary work surface incorporating stainless steel sink unit, gas hob, extractor hood, electric eye level oven, plumbing for automatic washing machine, integrated fridge and space for a fridge freezer. French doors to the rear garden.

### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

4.07m x 2.59m max (13'4" x 8'5" max)

#### BEDROOM TWO

3.27m x 2.59m (10'8" x 8'5")

#### BEDROOM THREE

3.82m max x 2.05m max (12'6" max x 6'8" max)

#### BATHROOM

Low flush WC, wash hand basin and panelled bath.

Partially tiled walls.

#### EXTERNAL

There two allocated parking spaces to the front of the house. The rear garden is laid to lawn with a raised deck and fencing to the perimeter.

#### ADDITIONAL INFORMATION

East Riding of Yorkshire Council BAND B

#### SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

No appliances have been tested by the agent.

