



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



24, Bow Bridge Close,
Market Weighton, YO43 3FH
£185,000

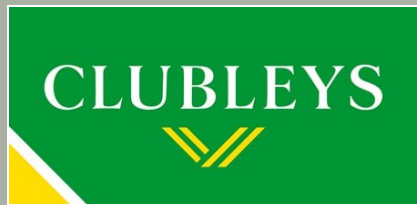


A wonderful semi detached house located in a sought after cul-de-sac close to the town centre and array of local amenities. The accommodation briefly comprises entrance hall, cloakroom, sitting room, dining kitchen, three bedrooms and bathroom. There is allocated parking for two cars, the rear garden 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.



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Tenure:
East Riding of Yorkshire Council
Band: B

clubleys.com

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.

