

Dining Area

Sitting Room
7.17m (23'6")
x 3.22m (10'7") max

Kitchen
2.55m x 4.09m
(8'4" x 13'5")

Cpd.

Entrance Hall

Bedroom 2
3.10m (10'2") max
x 2.76m (9'1")

Bathroom

Landing

HWC

Bedroom 1
3.82m (12'6") max
x 2.76m (9'1")

Cpd.

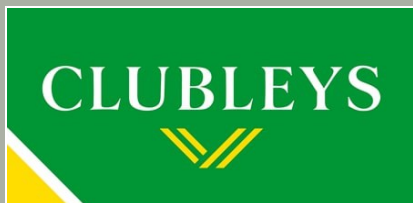
Bedroom 3
2.51m (8'3") max
x 2.14m (7')

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



A two-story brick house with a white front door and a green garage door. The house has several windows, some with flower boxes. A blue flag is visible on the left side of the house. The house is set on a gravel driveway with a lawn area.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC Front entrance door, radiator, stairs leading to first floor with cupboard under.

SITTING ROOM

4.52m x 3.22m (14'9" x 10'6")
Two radiators, wall light points.

DINING ROOM

2.55m x 2.18m (8'4" x 7'1")
French doors leading to rear garden.

KITCHEN

2.55m x 4.09m (8'4" x 13'5")
Fitted with a range of wall and base units comprising complimentary work surfaces, one and half bowl stainless steel sink unit. electric oven, four ring electric hob with extractor over, plumbing for automatic washing machine. Floor standing oil fired central heating boiler, radiator, partially tiled walls, PVC rear entrance door leading to rear garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, cupboard housing hot water cylinder.

BEDROOM ONE

3.82m max x 2.76m (12'6" max x 9'0")
Radiator.

BEDROOM TWO

3.10m max x 2.76m (10'2" max x 9'0")
Radiator.

BEDROOM THREE

2.51m max x 2.14m (8'2" max x 7'0")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin set in vanity unit. Radiator, partially tiled walls.

OUTSIDE

The front garden boasts a gravelled parking area and a tarmac driveway leading to the garage, while the South-facing rear garden features a paved patio and a lush lawned area with secure fence boundaries.

GARAGE

Up and over door, power and light. Personnel door.

ADDITIONAL INFORMATION

Full planning permission was granted in July 2022 for the following: Erection of two storey extension to side, single storey extension to rear and single storey extension and canopy to front following removal of existing garage.

Planning ref: 22/01168/PLF

SERVICES

Oil central heating, mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

