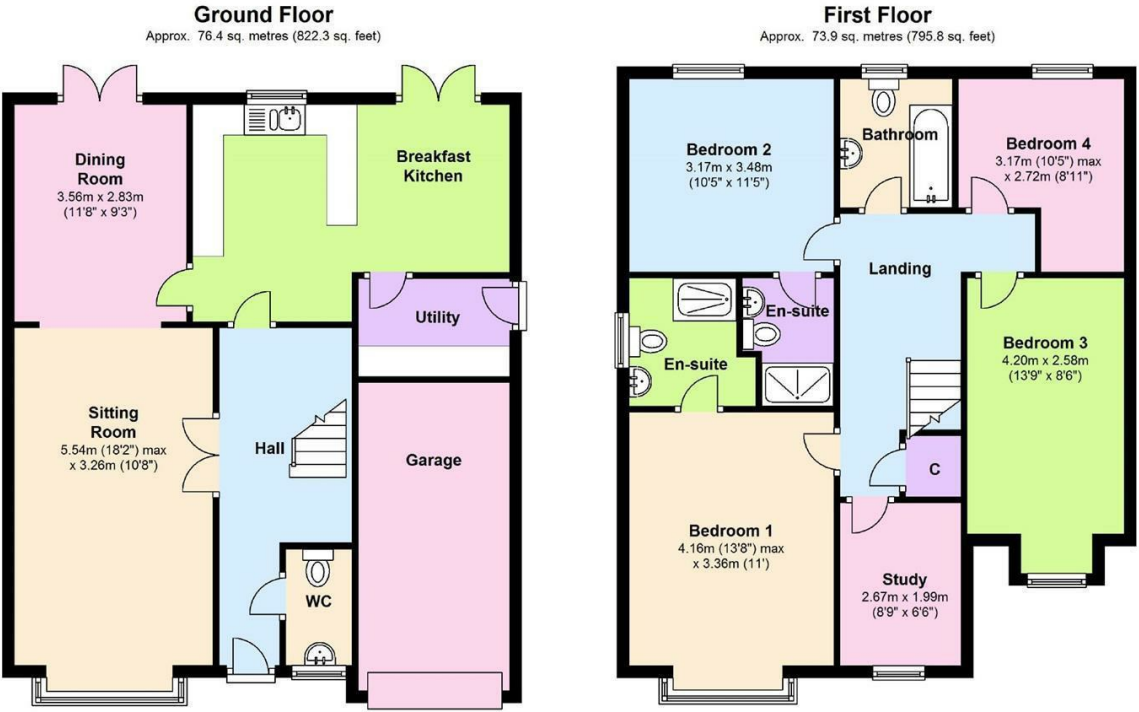


1, Bow Bridge Close,
York, Market Weighton, YO43 3FH
£340,000



Total area: approx. 150.3 sq. metres (1618.1 sq. feet)
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.

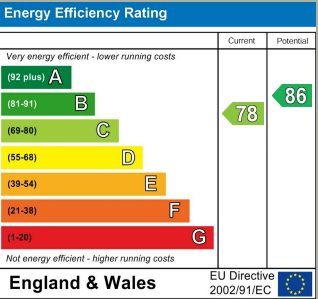
MORTGAGES

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.



Situated in a established residential location and standing proudly at the beginning of the development. This five bedroom property offers spacious and versatile accommodation. The ground floor has a spacious entrance hall with a convenient WC and spacious sitting room with log burning stove, providing a warm and inviting atmosphere. The sitting room is open plan to the dining room. French doors from the dining room provide easy access to the rear garden. The kitchen is the hub of the home, featuring ample space for a dining table, French doors leading to the garden and a convenient utility room with rear access. Upstairs the property boasts five well proportioned bedrooms, two of which have en-suite facilities, making it perfect for a large family or guests. There is also a family bathroom that provides an additional convenience for busy families. Externally, the property has an integral garage and a block paved driveway, providing ample off road parking. The rear garden is laid to lawn with trees and hedging. The rear garden also boasts a paved patio area, ideal for alfresco dining. Contact us today to arrange a viewing. East Riding of Yorkshire Council Band: E Tenure: Freehold



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door. dado rail, tiled floor and a staircase to the first floor.

CLOAKROOM/WC

Two piece white suite comprising a low level WC and a pedestal wash hand basin with tiled splashback. Radiator and tiled floor.

SITTING ROOM

5.54m x 3.26m (18'2" x 10'8")

With wooden flooring, a multi fuel stove, radiator and an arch to the dining room. TV aerial point and telephone point.

DINING ROOM

3.56m x 2.83m (11'8" x 9'3")

With French doors to the garden, radiator, door to the kitchen.

BREAKFAST KITCHEN

5.20m x 3.54m (17'0" x 11'7")

Fitted with a range of wall and base units comprising granite work top. Stainless steel sink unit, electric oven, gas hob with extractor over. Integrated dishwasher. Partially tiled walls, two radiators, tiled floor. French doors to the leading garden.

UTILITY ROOM

2.41m x 1.61m (7'10" x 5'3")

Fitted base units, work surface, plumber for an automatic washing machine, radiator, tiled floor. Wall mounted gas fired central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft with ladder and light. Radiator, airing cupboard housing hot water cylinder.

MASTER BEDROOM

4.16m x 3.36m (13'7" x 11'0")

Fitted wardrobe, radiator, TV and telephone points.

ENSUITE

2.10m x 1.88m (6'10" x 6'2")

Three piece white suite comprising step in shower cubicle, low level WC and a pedestal wash hand with tiled splashback. Tiled floor, radiator, extractor fan and shaver point.

BEDROOM TWO

3.48m x 3.17m (11'5" x 10'4")

Radiator, fitted wardrobes.

ENSUITE

2.09m x 1.52m (6'10" x 4'11")

Three piece white suite comprising step in shower cubicle, low level WC and a pedestal wash hand with tiled splashback. Tiled floor, radiator, extractor fan and shaver point.

BEDROOM THREE

4.20m x 2.40m (13'9" x 7'10")

Radiator.

BEDROOM FOUR

2.68m x 2.49m (8'9" x 8'2")

Fitted wardrobe, radiator and TV aerial point.

STUDY/BEDROOM 5

2.67m x 1.99m (8'9" x 6'6")

Radiator, TV and Telephone point.

BATHROOM

2.11m x 1.85m (6'11" x 6'0")

Three piece white suite comprising a panelled bath with mixer tap shower attachment, shower screen. Low level WC and a pedestal wash hand basin with tiled splashback. Partly tiled walls. radiator and a tiled floor.

OUTSIDE

The fully enclosed rear garden incorporates a paved patio area directly adjacent to the house with laid to lawn areas, planted beds and borders. To the front of the property is a laid to lawn garden with side driveway leading to integral garage.

INTEGRAL GARAGE

With an up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

