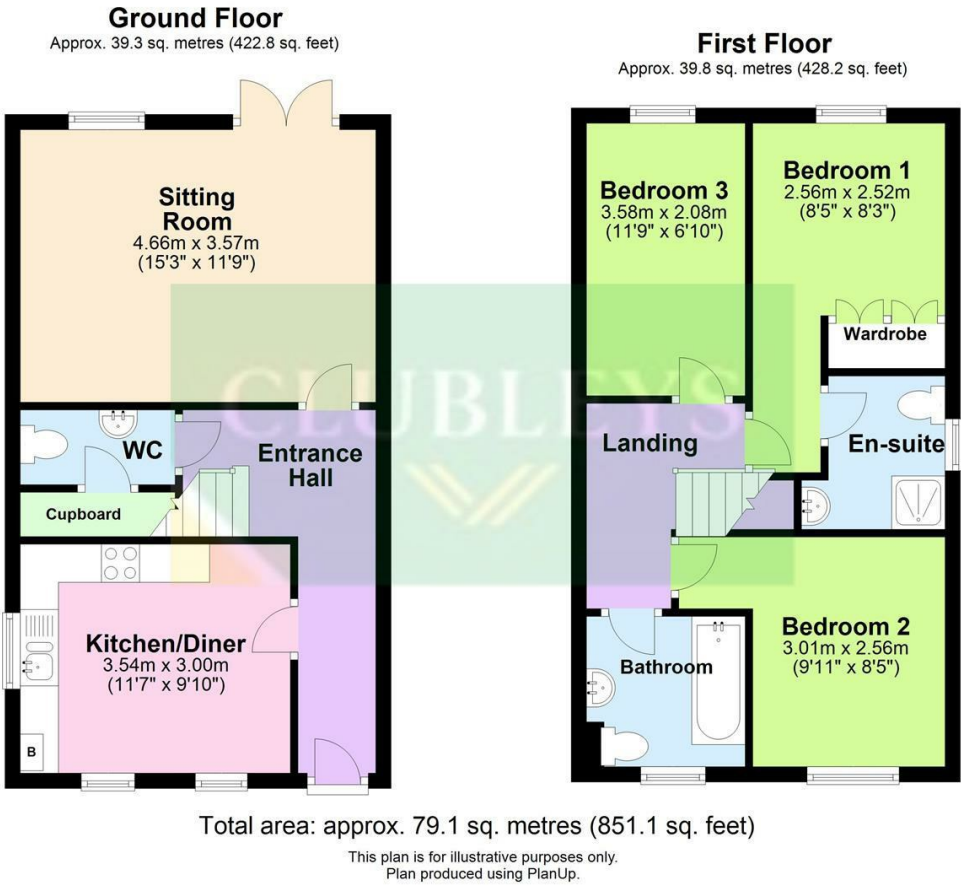


29, Ash Grove,
Market Weighton, YO43 3DY
£210,000



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.

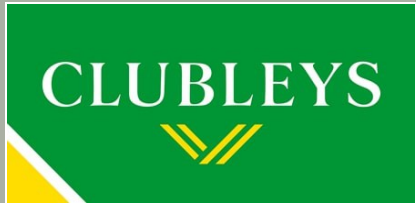
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

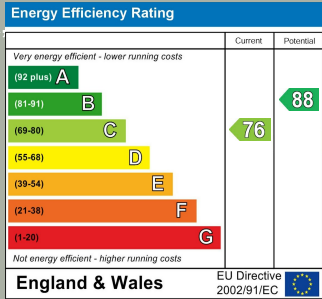
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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.

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.

* £10,000 allowance towards deposit *

This detached family home boasts three generous bedrooms, a spacious sitting room stretching the full width of the rear, and a modern kitchen/diner perfect for family life. The home also features an en-suite, a family bathroom, and a convenient downstairs WC. Light-filled and welcoming, the sitting room opens through French doors onto a private garden, while the block-paved driveway provides off-street parking for two cars. Ready to move into, this delightful home combines style, space, and practicality – book your viewing today!

Tenure: Freehold. Council Tax East Riding of Yorkshire Council BAND B

rightmove

www.clubleys.com

ZOOPLA



Tenure: Freehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, fitted cupboard with plumbing for automatic washer.

KITCHEN DINER

3.54 x 3.00 (11'7" x 9'10")
Fitted with a range of wall and floor units incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, electric oven and gas hob with extractor over, plumbed for dishwasher and washing machine, radiator, part tiled walls, wall mounted gas fired central heating boiler.

SITTING ROOM

4.66 x 3.57 (15'3" x 11'8")
TV aerial point, French doors to rear garden, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator.

BEDROOM ONE

2.56 x 2.52 (8'4" x 8'3")
Fitted wardrobes, access to loft space, TV aerial point, radiator.

EN SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, part tiled walls, ladder style towel rail, shaver point, extractor fan.

BEDROOM TWO

3.01 x 2.56 (9'10" x 8'4")
Radiator.

BEDROOM THREE

3.58 x 2.08 (11'8" x 6'9")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin with tiled splash back, ladder style radiator, extractor fan, part tiled walls.

OUTSIDE

The rear garden features a paved seating area and a lawned garden, enclosed by fence boundaries. At the front, there is off-street parking for two cars on a block-paved driveway.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

