



94, York Road,
Market Weighton, YO43 3EF
£340,000



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.

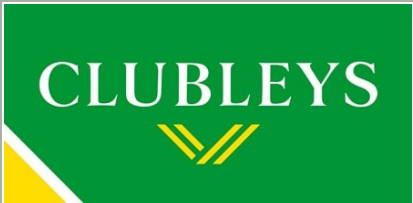
MATERIAL INFORMATION

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.

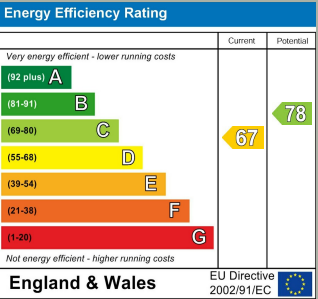
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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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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.



A truly unique opportunity to own a beautifully upgraded former gardener's cottage, originally built in 1913, combining period charm with modern enhancements in a sought-after location. Recently improved by the current owners, the property now benefits from owned solar panels, striking new front railings that boost kerb appeal, a freshly laid driveway, and newly installed front windows. Behind its handsome exterior lies a stunning home filled with character and light. The inviting entrance hall leads into a stylish dual-aspect kitchen featuring solid wood units and a breakfast bar, with a cloakroom/WC conveniently situated off to the side. A charming dining room with a cosy log burner sets the scene for relaxed evenings, while the elegant sitting room flows seamlessly into a garden room with vaulted ceiling and apex roofline, flooded with natural light thanks to expansive glazing. Upstairs are three spacious double bedrooms, including a main bedroom with fitted wardrobes and en-suite, and a generous family bathroom. Outside, the immaculate gardens have been thoughtfully landscaped, boasting a pristine lawn, colourful borders, and a variety of trees and shrubs. Steps lead to a delightful summer house, while a potting shed caters to gardening enthusiasts. A garage and designated parking area complete this exceptional property.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C.
www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, dado rail, stairs to first floor.

KITCHEN

5.24m x 3.55m (17'2" x 11'7")
Solid wood kitchen comprising work surfaces, 1.5 bowl sink unit, NEFF electric double oven, induction 5 ring hob, extractor hood over, space for American style fridge/freezer with surrounding cupboards, laminate wood flooring, part tiled walls, recessed ceiling lights, radiator, shelved storage cupboard, plumbing for automatic washer.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, part tiled walls, recessed ceiling lights, laminate wood flooring.

DINING ROOM/SNUG

3.95m x 3.44m (12'11" x 11'3")
Log burning stove set in brick inset with tiled hearth, cupboards to alcoves, radiator, exposed beams, recessed ceiling lights.

SITTING ROOM

5.09m x 4.05m (16'8" x 13'3")
Coal effect gas fire set in marble inset and hearth with wooden surround, radiator, T.V. aerial point, picture rail, ceiling coving, French doors to Garden Room.

GARDEN ROOM

2.84m x 4.16m (9'3" x 13'7")
T.V. aerial point, radiator, PVC French doors to garden, vaulted apex ceiling with glazed panels, wall light points.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, dado rail, two steps up to Bathroom.

BEDROOM 1

5.10m max x 3.48m (16'8" max x 11'5")
Fitted wardrobes to one wall, central drawer unit, picture rail, radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, ladder heated towel rail, laminate wood flooring, recessed ceiling lights.

BEDROOM 2

3.04m x 4.04m (9'11" x 13'3")
Radiator, picture rail, fitted cupboard.

BEDROOM 3

3.04m x 3.34m (9'11" x 10'11")
Radiator, picture rail, access to roof space.

BATHROOM

Four piece suite comprising wall hung low flush W.C., wall hung wash hand basin comprising chrome mixer tap, tiled bath with chrome mixer taps, corner walk in shower cubicle, chrome rain shower, part tiled walls, recessed ceiling lights, radiator, ceiling coving.

OUTSIDE

Outside, the immaculate gardens have been thoughtfully landscaped, boasting a pristine lawn, colourful borders, and a variety of trees and shrubs. Steps lead to a delightful summer house, while a potting shed caters to gardening enthusiasts. A garage and designated parking area complete this exceptional property.

GARAGE

Sliding wooden door, water, power and light.

ADDITIONAL INFORMATION

The property benefits from owned solar panels, providing a sustainable and cost-effective energy solution. These panels help to significantly reduce electricity bills, improve energy efficiency, and lower the home's carbon footprint. As they are fully owned, the new owners will receive the full benefit without any lease obligations. Solicitors will confirm the above.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

