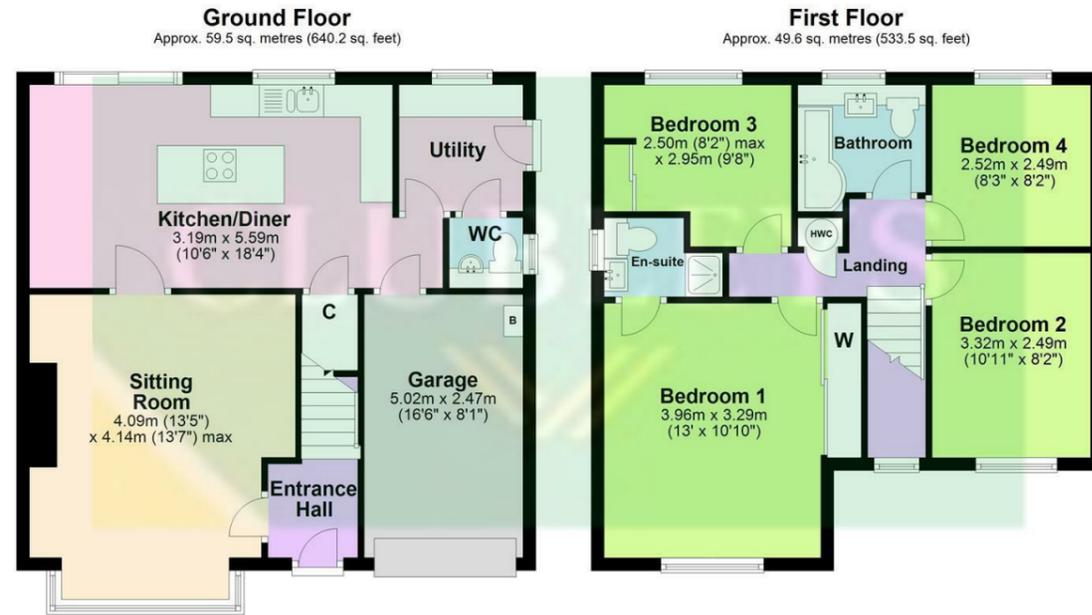




9, Farm Court,
Market Weighton, YO43 3NS
£320,000



Total area: approx. 109.0 sq. metres (1173.7 sq. feet)



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.



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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		66	79
(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.

****NO ONWARD CHAIN **** An immaculate four-bedroom detached family home, beautifully presented and situated in a peaceful, established area. The current owners have created a stunning open-plan kitchen/diner featuring a sleek white gloss kitchen with island unit and breakfast bar, flowing seamlessly through patio doors to the rear garden. The sitting room boasts a charming bay window and a media wall with electric fire, while the ground floor also benefits from a utility room, WC, and access to the integral garage. Upstairs, four bedrooms include a stylish en-suite, complemented by a boutique-style family bathroom; both feature marble-effect wall and floor tiles and modern vanity units. The rear garden is predominantly lawned with a paved patio, fence boundaries, a garden shed, and enjoys views over fields. To the front, a lawned garden and block-paved driveway provide ample parking and access to the garage, completing this exceptional family home. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood flooring, stairs to first floor, radiator.

SITTING ROOM

4.09m x 4.14m max (13'5" x 13'6" max)
Media wall, T.V. aerial point, electric fire inset, bay window to front, telephone point, two radiators.

KITCHEN

3.19m x 5.59m (10'5" x 18'4")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, integrated dishwasher, eye level oven, island unit with drawers and cupboards under, Breakfast Bar, gas hob, extractor hood over, vertical radiator, tiled floor, recessed ceiling lights, PVC patio doors to garden, radiator, door to garage.

UTILITY

Fitted with wall and base units comprising work surfaces, plumbing for automatic washing machine, tiled floor, part tiled walls, radiator, PVC rear entrance door.

W.C.

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, part tiled walls, tiled floor, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE

3.96m x 3.29m (12'11" x 10'9")
Fitted wardrobes to one wall, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, fully tiled walls, tiled floor, vertical heated towel rail.

BEDROOM TWO

3.32m x 2.49m (10'10" x 8'2")
Radiator.

BEDROOM THREE

2.50m max x 2.95m (8'2" max x 9'8")
Fitted wardrobes to one wall, radiator.

BEDROOM FOUR

2.52m x 2.49m (8'3" x 8'2")
Radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, tiled floor, vertical radiator.

OUTSIDE

The rear garden is predominantly lawned with a paved patio, fence boundaries, a garden shed, and enjoys views over fields. To the front, a lawned garden and block-paved driveway provide ample parking and access to the garage.

ADDITIONAL INFORMATION

GARAGE

Up and over door, power and light, wall mounted gas fired central heating boiler.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

