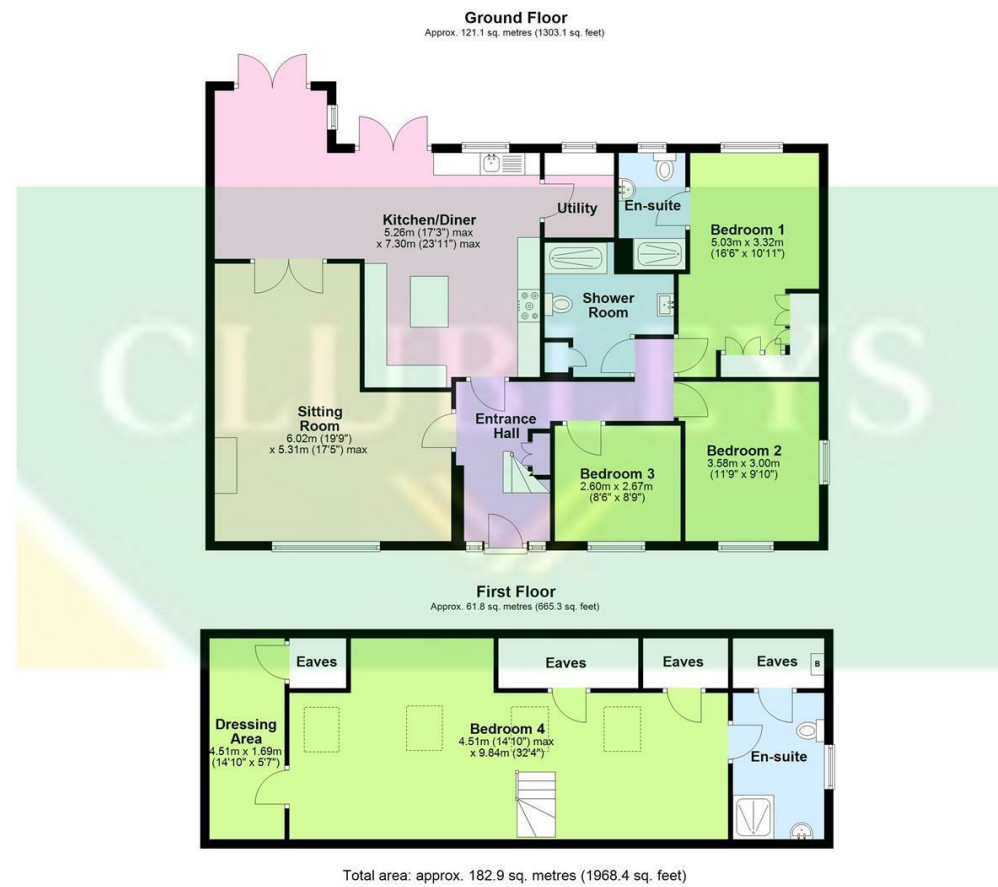




30, Spring Road,
Market Weighton, YO43 3JE
Offers Over £400,000



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(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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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.

This immaculately presented four-bedroom detached family home, located on the highly desirable Spring Road, offers an ideal combination of spacious, light-filled rooms and modern living. The open-plan kitchen/diner is a standout feature, complete with an island breakfast bar, ample storage, and two sets of French doors that lead to the south-east facing garden, perfect for family gatherings. The inviting sitting room boasts a multifuel stove, while the main bedroom with en-suite, two additional bedrooms, and a large dormer bedroom with en-suite upstairs provide plenty of living space. Outside, the landscaped garden, double garage, carport, and extensive parking complete the appeal. This stunning home is a must-see. Contact our office today to arrange a viewing!

Tenure: Freehold. East Riding of Yorkshire Council BAND E.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, stairs to first floor accommodation, two radiators. Ceiling coving, recessed ceiling lights, laminate flooring.

SITTING ROOM

6.02m x 5.31m max (19'9" x 17'5" max)
Multifuel stove with tiled hearth and wooden mantle, two radiators, ceiling coving, television point. Double doors leading to the kitchen.

KITCHEN

5.26m x 7.30m max (17'3" x 23'11" max)
Fitted with a range of wall and base units comprising work surfaces, single drainer single unit. Neff electric oven, Neff induction hob, extractor fan over, plumbing for dishwasher. Island unit with breakfast bar, recessed ceiling lights, laminate flooring, two sets of French doors leading to garden, two radiators.

UTILITY ROOM

Work surfaces, plumbing for automatic washer, partially tiled walls, tiled flooring. Radiator, ceiling coving, extractor fan.

BEDROOM ONE

5.03m x 3.32m (16'6" x 10'10")
Fitted wardrobe, radiator, ceiling coving, television point.

ENSUITE

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin and low flush WC. Heated towel radiator, partially tiled walls, tiled flooring, ceiling coving, extractor fan.

BEDROOM TWO

3.58m x 3.00m (11'8" x 9'10")
Radiator, ceiling coving, television point.

BEDROOM THREE

2.60m x 2.67m (8'6" x 8'9")
Radiator, ceiling coving.

SHOWER ROOM

Three piece white suite comprising walk in shower cubicle, wash hand basin set in vanity sink unit and low flush WC. Vertical heated towel radiator, laminate flooring, fitted cupboard. Ceiling coving, Velux window, shower wall boarding.

FIRST FLOOR ACCOMMODATION**BEDROOM FOUR**

4.51m x 9.84m max (14'9" x 32'3" max)
Radiator, eaves storage, four Velux windows, recessed ceiling lights. Large storage area with radiator, ideal for a walk in wardrobe).

ENSUITE

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin and low flush WC. Radiator, extractor fan, recessed ceiling lights, heated towel radiator. Eaves storage housing wall mounted gas fired central heating boiler.

OUTSIDE

Outside, the south-east facing rear garden features a lawned area, paved and gravelled seating spaces, and attractive fence and hedge boundaries, providing a peaceful and private outdoor setting. The front of the property is lawned with a variety of flowers and shrubs, with hedging offering additional privacy from the road. Ample parking is provided by a double garage, carport, and driveway.

ADDITIONAL INFORMATION**SERVICES**

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

MATERIAL INFORMATION

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