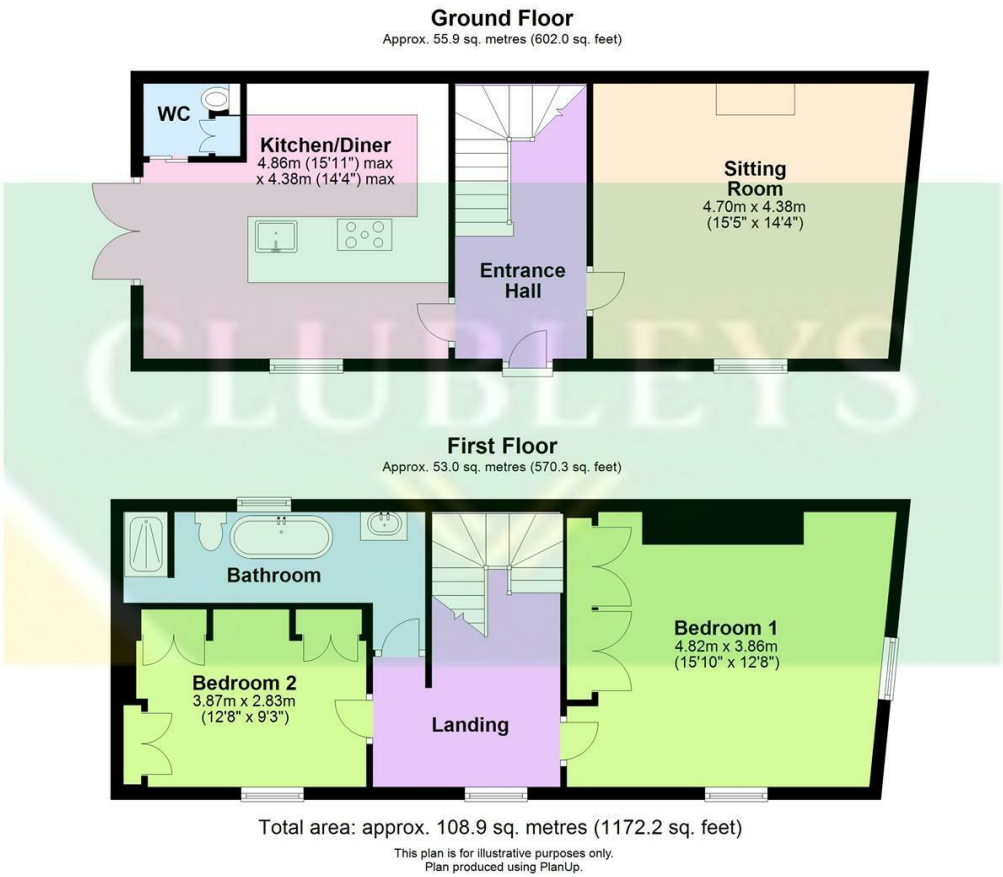




Fairview House, 2, Holme Road,  
Market Weighton, YO43 3EN  
£220,000



#### 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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                                   |                         |           |
| (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.

**\*\* VIDEO TOUR AVAILABLE \*\*** This outstanding two-bedroom double-fronted home, dating back to 1842 and rich in heritage, believed to have originally served as a general merchant's store before later becoming a girls' school and then a residence in the 1940s, has been beautifully transformed by the current owner into a truly exceptional home, blending cottage-style charm with stylish modern living and impressive attention to detail throughout. The property offers generous proportions and begins with an impressive entrance hall featuring a striking original staircase and minstrels gallery detail, leading to a superb 2025 fitted kitchen complete with Neff appliances, a central peninsula, excellent storage, dining space and French doors opening onto the garden, alongside a separate WC and an elegant sitting room with feature fireplace. Upstairs there are two beautifully presented bedrooms, both with fitted wardrobes and a feature fireplace in the main bedroom, complemented by a stylish, contemporary bathroom. Outside, the south-facing walled garden has been thoughtfully landscaped for both relaxation and entertaining, featuring lawned areas, well-stocked borders, raised beds, paved seating terraces, a garden room/office and an attached store, creating a rare and wonderful home where history, character and modern comfort combine seamlessly. The property also benefits from an air source heat pump providing energy-efficient, low-carbon heating, along with owned solar panels and a 5kW battery storage system, offering improved efficiency and potential reduced running costs. Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

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**ENTRANCE HALL**

Front entrance door, tiled flooring, stairs leading to the first floor with shelving beneath, recessed ceiling lights, a radiator, and partially panelled walls.

**SITTING ROOM**

4.70m x 4.38m (15'5" x 14'4")

Ceiling coving, a ceiling rose, a hearth with a decorative fireplace, surround, and mantel, a TV aerial point, wall lights, and two radiators.

**KITCHEN/DINER**

4.86m max x 4.38m max (15'11" max x 14'4" max)

Fitted in 2025 with a range of wall and base units incorporating work surfaces, a kitchen peninsula with a Neff induction hob and ceramic sink unit, a Neff eye-level double oven, and an integrated dishwasher; plumbing and space for a fridge freezer; a pantry cupboard; recessed ceiling lights with dimmer controls; a vertical radiator and an additional radiator; oak laminate flooring; ceiling coving; and aluminium French doors leading to the garden.

**WC**

A combined two-in-one wash basin and toilet, an extractor fan, recessed ceiling lights, a storage cupboard, and plumbing for an automatic washer.

**FIRST FLOOR ACCOMMODATION****LANDING**

A charming first floor landing forming the original minstrels' gallery, with a curved balustrade overlooking the entrance hall below. Ceiling coving, fitted cupboard, fitted with a PIV (Positive Input Ventilation) unit, beneficial in older properties, helping to improve airflow, control moisture and reduce condensation.

**BEDROOM 1**

4.82m x 3.86m (15'9" x 12'7")

A fitted wardrobe to one wall, two radiators, a feature decorative cast-iron fireplace with the original hearth, ceiling coving, and a fitted shelved cupboard behind the fireplace.

**BEDROOM 2**

3.87m x 2.83m (12'8" x 9'3")

Fitted cupboards with overhead storage, radiator.

**BATHROOM**

A four-piece suite comprising a walk-in shower

cubicle, a high-flush WC, and a freestanding slipper bath, along with a bespoke wash hand basin set on a quartz top with a cupboard beneath. Features include parquet flooring, part-tiled walls, a vertical radiator, ceiling coving, recessed ceiling lights, and an extractor fan.

**OUTSIDE**

A beautifully landscaped, south-facing walled garden, thoughtfully designed for both relaxation and entertaining, featuring a lawned area, well-stocked planted borders, raised beds and paved seating areas, together with a garden room/office with attached store, which is insulated, with electrics and double glazing, providing a comfortable and versatile year-round space.

**ADDITIONAL INFORMATION**

The current owner advises that the neighbouring property has a pedestrian right of access across part of the yard to and from Holme Road, with emergency access at all times, to be confirmed by Solicitors.

**SERVICES**

Mains water, electricity and drainage are connected, along with an air source heat pump providing energy-efficient, low-carbon heating and helping to reduce running costs. The property also benefits from owned solar panels with a 5kW battery storage system, offering improved energy efficiency, greater energy independence and potential reduced utility costs.

**APPLIANCES**

No appliances have been tested by the agent.

