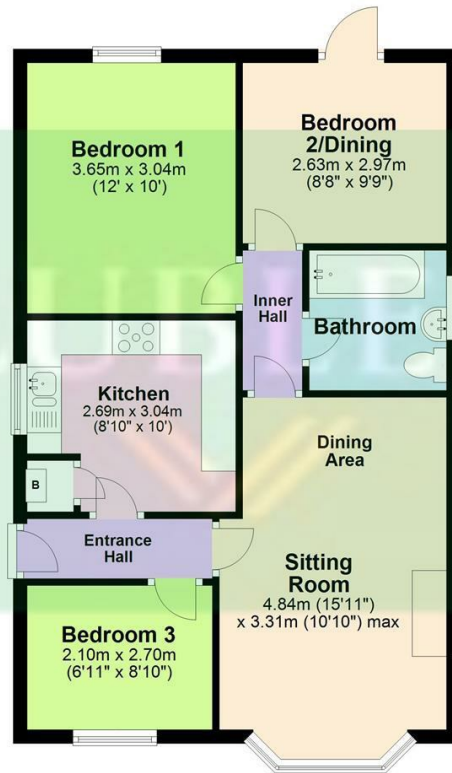




4, Northgate Grove,  
Market Weighton, YO43 3DX  
£220,000

**Ground Floor**  
Approx. 59.7 sq. metres (642.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.3 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](mailto: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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YO43 3AL  
01430 874000  
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[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.

Set within an established location close to the town centre, this detached bungalow offers beautifully maintained, flexible accommodation with a private garden designed to be enjoyed year-round. Offered with no onward chain, the accommodation includes an inviting entrance hall, a spacious sitting room with bay window and space for dining, a fitted kitchen with generous storage and workspace, three well-proportioned bedrooms and a bathroom. The versatile layout allows Bedroom Two to be equally suited as a separate dining room, family room or additional reception space, depending on a buyer's requirements. Outside, the rear garden features mature flowers, shrubs and patio seating areas ideal for relaxing or entertaining. To the front, a lawned garden and colourful planting create an attractive first impression, while a block paved driveway leads to the detached garage. A warm, well-kept home in a highly convenient location, perfect for buyers seeking single-storey living without compromise.

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



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

PVC front entrance door, radiator.

**SITTING ROOM**

4.84m x 3.31m max (15'10" x 10'10" max)  
Coal-effect electric fire with marble-effect inset and hearth, set within a wood surround. Bay window, radiator, and ceiling coving.

**KITCHEN**

2.69m x 3.04m (8'9" x 9'11")  
Fitted with a range of wall and base units comprising work surfaces, electric double oven with gas hob and extractor hood over, 1.5 bowl sink unit, integrated fridge freezer, part tiled walls, fitted cupboard housing wall mounted gas fired central heating boiler (installed November 2024).

**INNER HALLWAY**

Access to roof space.

**BEDROOM 1**

3.65m x 3.04m (11'11" x 9'11")  
Radiator.

**BEDROOM 2**

2.63m x 2.97m (8'7" x 9'8")  
Radiator, PVC door leading to the rear garden.

**BEDROOM 3**

2.10m x 2.70m (6'10" x 8'10")  
Radiator.

**BATHROOM**

Three piece white suite comprising accessible bath with shower over, pedestal wash hand basin low flush WC, chrome heated towel rail, part tiled walls.

**OUTSIDE**

Outside, the property enjoys a well-balanced garden setting. The rear garden is a particular feature, offering a private space with mature flowers, established shrubs and thoughtfully positioned patio seating areas ideal for relaxing or outdoor dining. To the front, a neatly lawned garden is complemented by colourful planting, creating an attractive and welcoming approach. A block-paved driveway provides off-street parking and leads to the detached garage, adding further practicality to this well-presented home.

**GARAGE**

Up and over door, power and light.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

