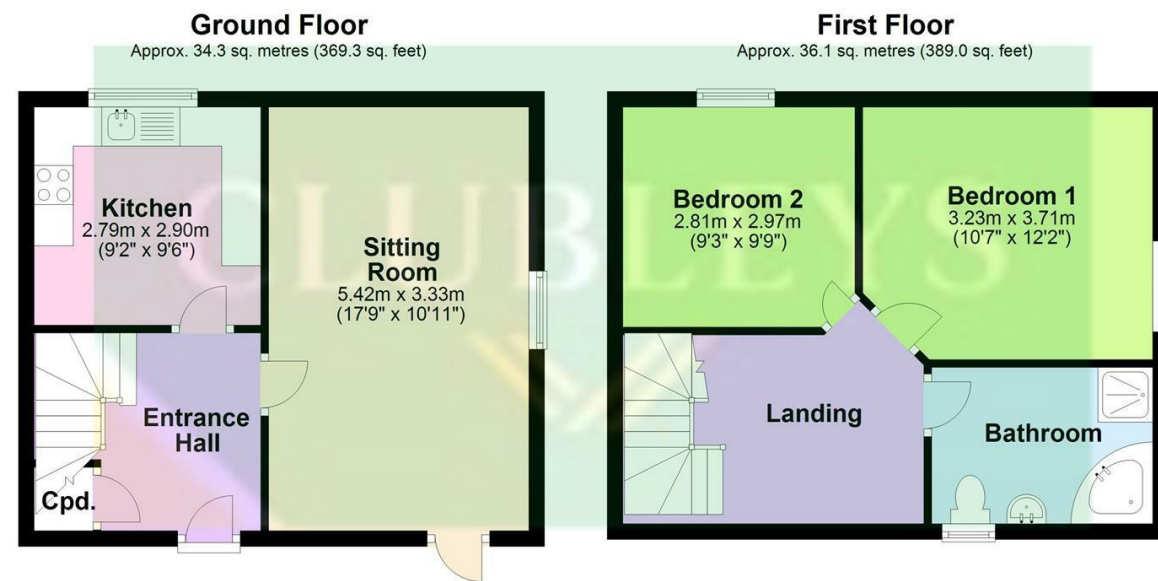




3, Hudson Court,
Market Weighton, YO43 3HD
£150,000



Total area: approx. 70.4 sq. metres (758.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.



Part of a barn conversion, this individually designed two-bedroom home offers a rare blend of character, calm and convenience. Positioned just moments from the town centre, it enjoys a quiet setting within one of the area's most sought-after locations.

Vaulted and beamed ceilings bring warmth and a sense of space to the living areas, while the neutral décor and well-maintained interiors create a home that feels instantly ready to move into.

The accommodation comprises an entrance hallway, an inviting sitting room, a well-equipped kitchen, two double bedrooms, and a bathroom fitted with a four-piece suite.

Outside, there is a patio area providing the perfect place to relax and unwind, along with the added benefit of a designated parking space.

Offered with no onward chain, the property also benefits from electric heating and double glazing throughout. This versatile home is ideally suited to professionals, downsizers, investors, or anyone seeking an easy-to-maintain lock-up-and-leave lifestyle.



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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		59	
(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.



Tenure: Leasehold. East Riding of Yorkshire Council BAND: B

www.clubleys.com



THE ACCOMMODATION COMPRISES

No appliances have been tested by the agent.

ENTRANCE HALL

Front entrance door, laminate flooring and stairs to the first floor with cupboard under.

KITCHEN

2.79m x 2.90m (9'1" x 9'6")
 Fitted with a range of wall and floor units having complementary work surfaces comprising electric oven, hob and extractor hood, stainless steel sink unit, plumbing for automatic washing machine and storage heater. Laminate flooring, wall light point and partially tiled walls.

SITTING/ DINING ROOM

5.42m x 3.33m (17'9" x 10'11")
 Entrance door, two electric storage heaters, wall light points, laminate flooring, TV aerial outlet and telephone point.

FRST FLOOR ACCOMMODATION

BEDROOM ONE

3.23m x 3.71m (10'7" x 12'2")
 Electric storage heater, wall light points, telephone point and TV aerial outlet.

BEDROOM TWO

2.81m x 2.97m (9'2" x 9'8")
 Electric storage heater, wall light points and TV aerial outlet.

BATHROOM

Four piece white suite comprising low flush WC, pedestal wash hand basin, corner bath with mixer tap and shower attachment and separate shower cubicle. Heated towel rail, partially tiled walls and extractor fan.

OUTSIDE

Patio seating area and allocated parking.

ADDITIONAL INFORMATION

The vendors have advised us of the following maintenance/ground rent charge of £800 per annum currently. The lease commenced in 2001 and has 974 years remaining. This covers the maintenance of the outside of the building and communal areas. (All to be confirmed by a solicitor).

SERVICES

Mains water, electricity and drainage.

APPLIANCES

