

Total area: approx. 92.5 sq. metres (995.1 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

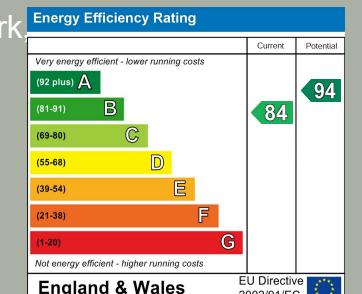
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com

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.



Stylish, contemporary, and offered with no onward chain, this standout three-bedroom detached home sits in a private corner of a sought-after small development and is perfect for modern family living. A stunning open-plan kitchen forms the heart of the home, featuring integrated appliances, an island unit, and bi-folding doors opening onto the rear garden, ideal for entertaining. The accommodation includes a welcoming entrance hall, a spacious sitting room with bay window, a practical utility room, and a downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite, plus a sleek family bathroom. Outside, the property benefits from a lawned rear garden with patio and planting, a low-maintenance front garden, block-paved driveway, and a garage. This impressive home must be viewed to be fully appreciated.

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

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor accommodation and under stairs cupboard.

### SITTING ROOM

4.31 x 3.36 (14'1" x 11'0")

Bay window to the front elevation, radiator, recessed ceiling lighting.

### KITCHEN/DINER

4.70x 5.37 (15'5" x 17'7")

Fitted with range of wall and base units comprising work surfaces, induction hob with extractor hood over, eye level oven and microwave, integrated fridge/freezer, integrated dishwasher, island unit with stainless steel sink unit, breakfast bar. Tiled flooring, recessed ceiling lighting, radiator, bi-folding doors to the garden.

### UTILITY

Fitted with base units comprising work surfaces, plumbing for automatic washing machine, tiled flooring.

### W.C.

Two piece white suite comprising low flush WC, wash hand basin with cupboard under, tiled flooring, radiator and recessed ceiling lighting.

### FIRST FLOOR

#### LANDING

Access to loft space, radiator, airing cupboard housing wall mounted gas fired central heating boiler.

#### BEDROOM ONE

4.81 x 3.36 (15'9" x 11'0")

Radiator.

#### EN SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin with cupboard underneath, fitted cupboard, vertical heated towel rail, tiled flooring, recessed ceiling lighting.

#### BEDROOM TWO

3.06 x 3.00 (10'0" x 9'10")

Radiator,

#### BEDROOM THREE

2.31 x 2.30 (7'6" x 7'6")

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, wash hand basin with cupboard underneath, low flush WC, fully tiled walls, recessed ceiling lighting, tiled flooring, vertical heated towel rail.

### OUTSIDE

Outside, enjoy a lawned rear garden with patio and mature planting, along with a low-maintenance front garden, block-paved driveway, and garage..

### GARAGE

Up and over door, power and light, side personal door.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.

#### GARAGE

#### ADDITIONAL INFORMATION

