

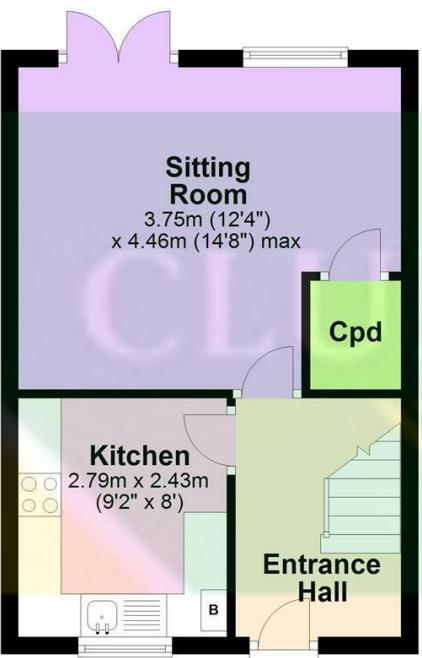
5, Lambert Close,

Market Weighton, YO43 3BE

£145,000

### Ground Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 60.1 sq. metres (646.5 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

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

#### 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.

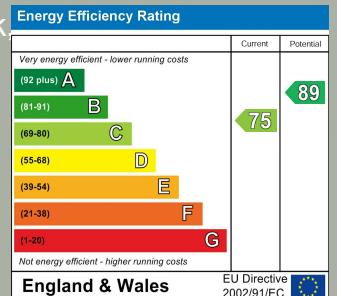
#### MORTGAGES

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.



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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.

Welcome to this two-bedroom mid-terrace property. Centrally located, just a stone's throw away from the town centres amenities. Ideal for investors, first-time buyers, and those seeking a more manageable space, this home offers a well-organized layout across two floors. The accommodation comprises an entrance hall, fitted kitchen and sitting room at the rear with French doors opening up to the enclosed garden. Upstairs, two generously sized bedrooms and a white suite bathroom. The outdoor area features a gravel and paved garden bordered by fencing, while a convenient gravelled parking area for two vehicles at the front completes this property. Making it an appealing choice for a diverse range of buyers. Don't miss the opportunity to make this property your own!

East Riding of Yorkshire Council Band: A. Tenure: Freehold.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, stairs leading to first floor, radiator.

##### KITCHEN

2.79m x 2.43m (9'1" x 7'11")

Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, electric hob and oven with extractor hood over, plumbing for automatic washing machine, partially tiled walls, laminate wood flooring, wall mounted gas fired central heating boiler, radiator.



##### SITTING ROOM

3.75m x 4.46m (max) (12'3" x 14'7" (max))

French doors leading to the rear garden, fitted cupboard, radiator.



##### FIRST FLOOR ACCOMMODATION

##### LANDING

Access to roof space.

##### BEDROOM ONE

3.05m x 4.45m (max) (10'0" x 14'7" (max))

Fitted wardrobes to one wall, radiator.



##### BEDROOM TWO

3.61m x 2.43m (11'10" x 7'11")

Radiator.

##### BATHROOM

Three piece white suite comprising panel bath with shower over and shower screen, low flush W.C., pedestal wash hand basin with tiled splash back, radiator, shaver point, fitted cupboard.

##### OUTSIDE

The outdoor area features a gravel and paved garden bordered by fencing, while a convenient gravelled parking area for two vehicles at the front completes this property.

##### ADDITIONAL INFORMATION

##### SERVICES

Mains water, electricity, gas and drainage.

##### APPLIANCES

No appliances have been tested by the Agent.