

30, Kings Court,  
Market Weighton, YO43 3FN  
£230,000



Total area: approx. 130.7 sq. metres (1406.7 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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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.

Offered with no onward chain, this spacious four-bedroom, three-storey semi-detached townhouse is an ideal family home, presented in neutral décor throughout and ready for its new owners to make their own. Set across three generous floors, the property features a bright and welcoming kitchen diner with French doors opening onto the rear garden, a first-floor sitting room with Juliet balcony, four well-proportioned bedrooms including a main bedroom with en-suite, plus a family bathroom and ground floor WC. Outside, the enclosed rear garden enjoys a mainly lawned area with a paved patio perfect for outdoor seating, along with fenced boundaries and side gated access. To the front, a private driveway provides off-street parking and leads to the integral garage, with the added benefit of an external store. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



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**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, stairs to the first floor, fitted cupboard, tiled floor, radiator, internal door leading to garage.

**WC**

Two piece white suite comprising low flush W.C., wash hand basin, plumbing for automatic washing machine, tiled floor, vertical radiator, extractor fan.

**KITCHEN/DINER**

3.63m x 4.70m max (11'10" x 15'5" max)  
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, integrated dishwasher, cupboard housing wall mounted gas fired central heating boiler, tiled floor, radiator, PVC double doors leading to the garden.

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

Laminate flooring, radiator, stairs leading to the second floor.

**SITTING ROOM**

4.19m x 4.70m (13'8" x 15'5")  
Juliet balcony with double doors, laminate flooring, TV point, radiator x 2, ceiling coving.

**BATHROOM**

Three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush W.C, laminate flooring, radiator, extractor fan.

**BEDROOM TWO**

2.72m x 2.62m (8'11" x 8'7" )  
Radiator.

**SECOND FLOOR ACCOMMODATION****LANDING**

Radiator, airing cupboard housing hot water cylinder.

**BEDROOM ONE**

3.24m x 4.70m max (10'7" x 15'5" max)  
Radiator x 2.

**EN SUITE**

Three piece suite comprising step in shower cubicle, pedestal wash hand basin with tiled splash back, low

flush W.C., laminate flooring, vertical radiator, extractor fan.

**BEDROOM THREE**

2.77m x 2.55m (9'1" x 8'4")  
Radiator.

**BEDROOM FOUR**

2.77m x 2.05m (9'1" x 6'8")  
Radiator.

**GARAGE**

4.54m x 2.52m (14'10" x 8'3")  
Up and over door, power and light.

**OUTSIDE**

Outside, the property benefits from a private driveway providing off-street parking and access to an integral garage, along with an additional external store for extra storage. To the rear is an enclosed garden, mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining. The garden is fully fenced for privacy and includes a side gated access for convenience.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

