



**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>

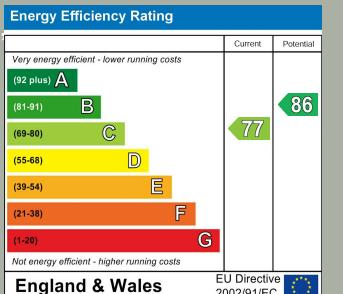
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**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.

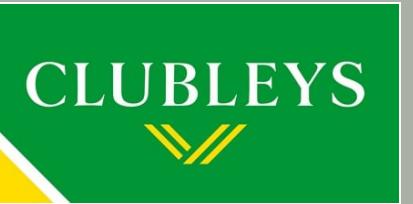


60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)



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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.



This immaculate and beautifully presented three-storey, four-bedroom family home offers spacious, modern living throughout and is ready to move straight into. At the heart of the home is a generous kitchen diner with French doors opening to a low-maintenance garden featuring an artificial lawn and decked seating area, ideal for families and entertaining. The first floor features a bright sitting room with French doors and a Juliet balcony, along with a well-proportioned bedroom and a modern white bathroom. The top floor includes the main bedroom with fitted wardrobes, drawers, and an en-suite, as well as two further bedrooms. A ground floor WC, handy storage cupboard, and internal access to the garage add to the home's practical layout, with driveway parking and a small front store also included.

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

## THE ACCOMMODATION COMPRISSES

### ENTRANCE HALL

Front entrance door, laminate flooring, radiator, fitted cupboard, door to garage, stairs to first floor.

### WC

Two piece white suite comprising low flush WC, wash hand basin with cupboard under, chrome heated towel rail, extractor fan.

### KITCHEN

3.63 max x 4.70m max (11'10" max x 15'5" max)  
 Fitted with range of wall and base units comprising work surfaces, 1.5 bowl stainless sink unit, electric oven, ceramic hob with extractor fan over. Cupboard housing wall mounted gas fired central heating boiler, plumbing for dishwasher, radiator, recessed ceiling lights, French doors to garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Radiator.

### SITTING ROOM

4.20m x 4.69m (13'9" x 15'4")  
 Tv aerial point, telephone point, radiator, PVC French doors to Juliet balcony.

### BEDROOM TWO

2.72m x 2.65m (8'11" x 8'8")  
 Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen. Wash hand basin and low flush WC set in vanity. Partially tiled walls, extractor fan, recessed ceiling lights, chrome towel radiator.

## SECOND FLOOR ACCOMMODATION

### LANDING

Access to roof space, radiator, airing cupboard housing hot water cylinder.

### BEDROOM ONE

4.22m x 4.70m (13'10" x 15'5")  
 Fitted wardrobes to one wall with central drawers.  
 Television point, two radiators.

### EN-SUITE

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin with tiled splashback and low flush WC. Tiled floor, extractor fan.

### BEDROOM THREE

2.77m x 2.86m (9'1" x 9'4")  
 Radiator.

### BEDROOM FOUR

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

### OUTSIDE

A low-maintenance garden featuring an artificial lawn and decked seating area, ideal for families and entertaining.

### GARAGE

Up and Over door, power and light.

## ADDITIONAL INFORMATION

### SERVICES

Mains gas, electricity, drainage and water.

### APPLIANCES

No appliances have been tested by the Agent.

