



A generous and spacious three bedroom detached family home standing in a central location with easy access of the town centre and array of local amenities. The accommodation will be sure to impress upon inspection and briefly comprises: entrance hall, sitting room leading through to the dining room, fitted kitchen, utility, and cloakroom. The main bedroom benefits from having a dressing room with fitted wardrobes and en-suite, two further bedrooms and family bathroom. Outside there is an enclosed garden, mainly paved with a lawned area. The front garden is lawned with side driveway providing off street parking and access to the integral garage. OFFERING NO ONWARD CHAIN.



Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Pvc front entrance door, radiator with radiator cover, staircase to first floor.

SITTING ROOM

4.94 max x 3.24 max (16'2" max x 10'8" max)
Modern coal effect electric fire set on marble effect hearth and back with wooden surround, radiator, fitted cupboard, TV aerial point, archway to:-

DINING ROOM

2.48 x 2.48 (8'2" x 8'2")
Radiator.

KITCHEN

2.62 x 2.48 (8'7" x 8'2")
Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl ceramic sink unit, electric oven and gas hob with extractor over, part tiled walls.

UTILITY ROOM

Plumbed for automatic washing machine, radiator, wall mounted gas fired central heating boiler, rear entrance door.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

3.19 x 2.68 (10'6" x 8'10")
Radiator.

DRESSING AREA

Fitted wardrobes to one wall.

EN SUITE SHOWER ROOM

Three piece white suite comprising pedestal wash hand basin with tiled splash back, low flush WC, step in shower cubicle, radiator, part tiled walls, extractor fan.

BEDROOM TWO

3.30 x 3.05 (10'10" x 10'0")
Radiator, fitted cupboard.

BEDROOM THREE

2.98 x 1.91 (9'9" x 6'3")
Fitted wardrobe to one wall, radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, low flush WC, pedestal wash hand basin with tiled splash back, chrome ladder style towel rail, extractor fan.

OUTSIDE

Outside there is an enclosed garden, mainly paved with a lawned area. The front garden is lawned with side driveway providing off street parking and access to the integral garage.

INTEGRAL GARAGE

5.11 x 2.55 (16'9" x 8'4")
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

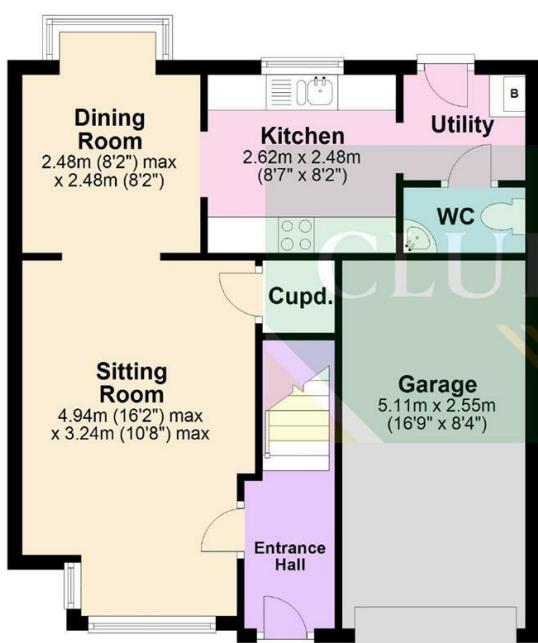
Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.



Ground Floor



First Floor



Total area: approx. 96.5 sq. metres (1038.4 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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| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | 77 | |
| (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 |

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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.