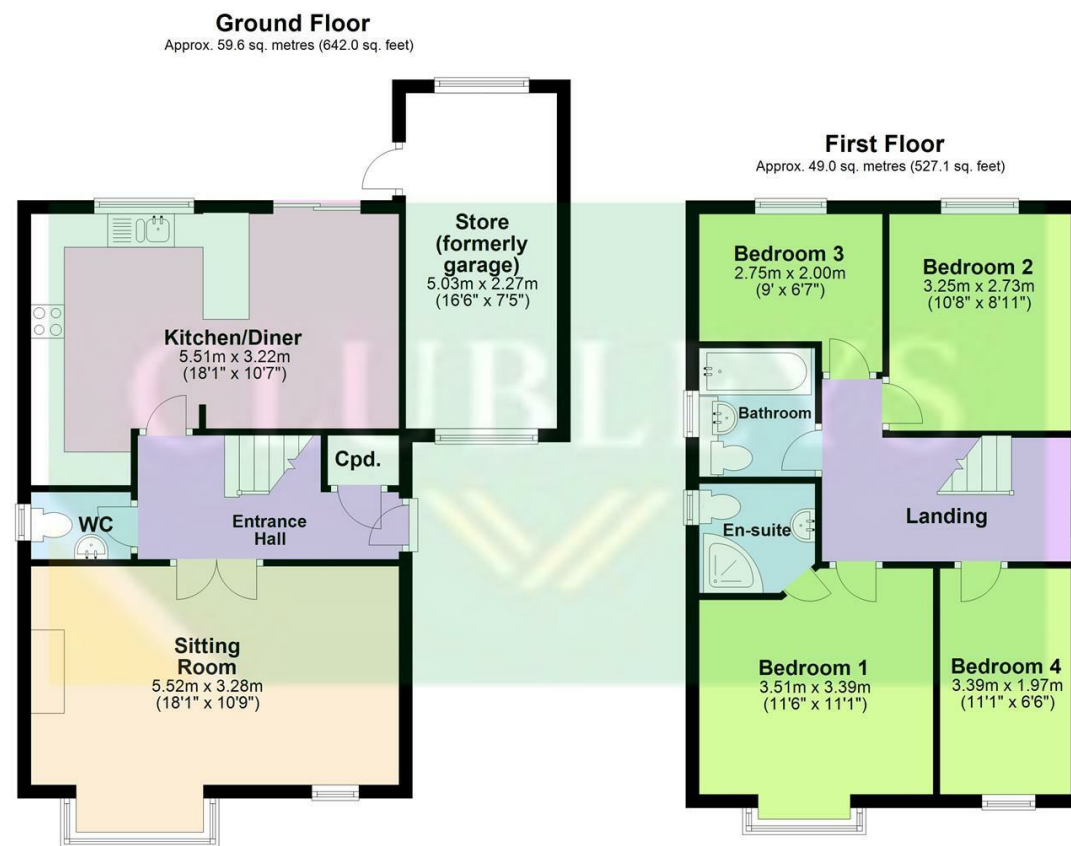




74, Hill Rise,  
Market Weighton, YO43 3JX  
£299,950



**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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.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. Holmfieled 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.

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	

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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.

Positioned in an elevated setting with views across the town, this beautifully updated four-bedroom detached home combines modern family living with a practical layout and generous outside space. The heart of the home is the stylish kitchen diner, designed for everyday life and entertaining alike, with a breakfast bar, integrated appliances and patio doors opening onto the rear garden. A spacious bay-fronted sitting room spans the full width of the property, while a WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with a contemporary en-suite, alongside a modern family bathroom.

Outside, the rear garden features a paved seating area, raised lawn and gated side access. To the front, a lawned garden and generous driveway provide ample parking. The former garage has been converted into a useful store but could easily be reinstated. Recent upgrades include the kitchen, bathrooms and boiler, creating a home ready to move straight into

Easting Riding of Yorkshire Council Band: D. Tenure: Freehold



[www.clubleys.com](http://www.clubleys.com)



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

PVC side entrance door, laminate wood flooring, ceiling coving, radiator, stairs to first floor with cupboard under.

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin, part tiled walls, laminate wood flooring, radiator.

**SITTING ROOM**

5.52m x 3.28m (18'1" x 10'9" )

Wooden fire surround, granite inset and hearth, bay window, ceiling coving, radiator.

**KITCHEN/DINER**

5.51m x 3.22m (18'0" x 10'6" )

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, eye level oven, integrated microwave, integrated fridge/freezer, cupboard for stackable washer/drier, cupboard housing wall mounted gas fired central heating boiler, integrated dishwasher, Breakfast Bar, laminate wood flooring, vertical radiator, recessed ceiling lights, part tiled walls, PVC French doors to the garden.

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

Cupboard, access to loft space (power and light),

**BEDROOM ONE**

3.51m x 3.39m (11'6" x 11'1" )

Fitted wardrobes to one wall with sliding mirrored doors, radiator.

**EN SUITE**

Three piece suite comprising step in shower cubicle, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, chrome heated towel rail.

**BEDROOM TWO**

3.25m x 2.73m (10'7" x 8'11" )

Radiator.

**BEDROOM THREE**

2.75m x 2m (9'0" x 6'6" )

Radiator.

**BEDROOM FOUR**

3.39m x 1.97m (11'1" x 6'5" )

Radiator.

**BATHROOM**

Three piece suite comprising panelled bath with shower over and shower screen, wash hand basin and low flush W.C., set in vanity unit, fully tiled walls, laminate wood flooring, radiator.

**OUTSIDE**

Outside, the rear garden features a paved seating area, raised lawn and gated side access. To the front, a lawned garden and generous driveway provide ample parking. The former garage has been converted into a useful store but could easily be reinstated.

**STORE (FORMER GARAGE)**

5.03m x 2.27m (16'6" x 7'5" )

Side door, power and light, radiator.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

