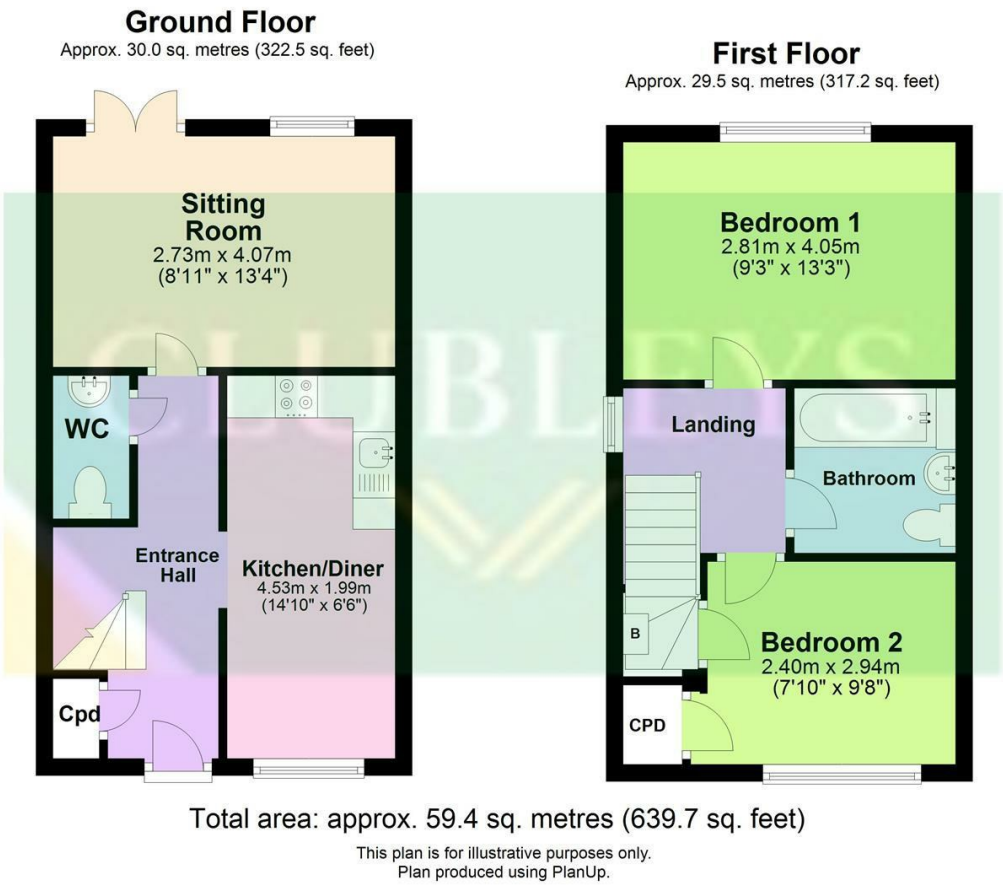




16, Chapman Drive,
Market Weighton, YO43 3GR
£95,000



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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YO43 3AL
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mw@clubleys.com
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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.

Introducing the perfect opportunity to take your first step onto the property ladder! This stunning two-bedroom modern home is available through a shared ownership scheme, providing an affordable housing option that will make your dream of owning a home a reality. The ground floor features an entrance hall with a convenient cloakroom, modern fitted kitchen having integrated appliances. The sitting room is located at the rear with French doors leading onto the rear garden. Upstairs are two well-proportioned bedrooms and modern bathroom. Outside, you'll find a driveway to the front and side, providing convenient off-road parking. It's the rear garden that truly steals the show with a paved patio area, perfect for alfresco dining. The lawned garden is a lush green canvas, bordered with an abundance of vibrant flowers and fence boundaries ensuring privacy. Don't miss this fantastic opportunity. Contact us today to arrange a viewing.
Tenure: Leasehold. Council tax band: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

4.52 x 1.96 (14'9" x 6'5")

Front entrance door, ceiling coving, radiator, fitted cupboard, stairs to first floor, laminate wood flooring.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, laminate wood flooring.

KITCHEN

4.53m x 1.99m (14'10" x 6'6")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, electric oven and hob with hood over, laminate wood flooring, radiator, ceiling coving, recessed ceiling lights.

SITTING ROOM

2.73m x 4.07m (8'11" x 13'4")

Media wall, t.v. aerial point, laminate wood flooring, ceiling coving, french doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

2.81m x 4.05m (9'2" x 13'3")

Radiator, ceiling coving.

BEDROOM TWO

2.40m x 2.94m (7'10" x 9'7")

Two fitted cupboards, one housing wall mounted gas fired central heating boiler, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, radiator, recessed ceiling lights, extractor fan.

OUTSIDE

Outside, you'll find a driveway to the front and side, providing convenient off-road parking. It's the rear garden that truly steals the show with a paved patio area, perfect for alfresco dining. The lawned garden is a lush green canvas, bordered with an abundance of vibrant flowers and fence boundaries ensuring privacy.

ADDITIONAL INFORMATION

The vendor has informed us they currently pay £242.83 monthly rent based on a 50% shared ownership. In addition to this there is a lease management fee of £23.46 and Insurance premium of £9.52. These payments are in addition to any mortgage payments and will be confirmed with Solicitors.

Shared ownership buyer eligibility criteria can be found on the following website www.homereach.org.uk/info/general-eligibility-for-home-reach

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

