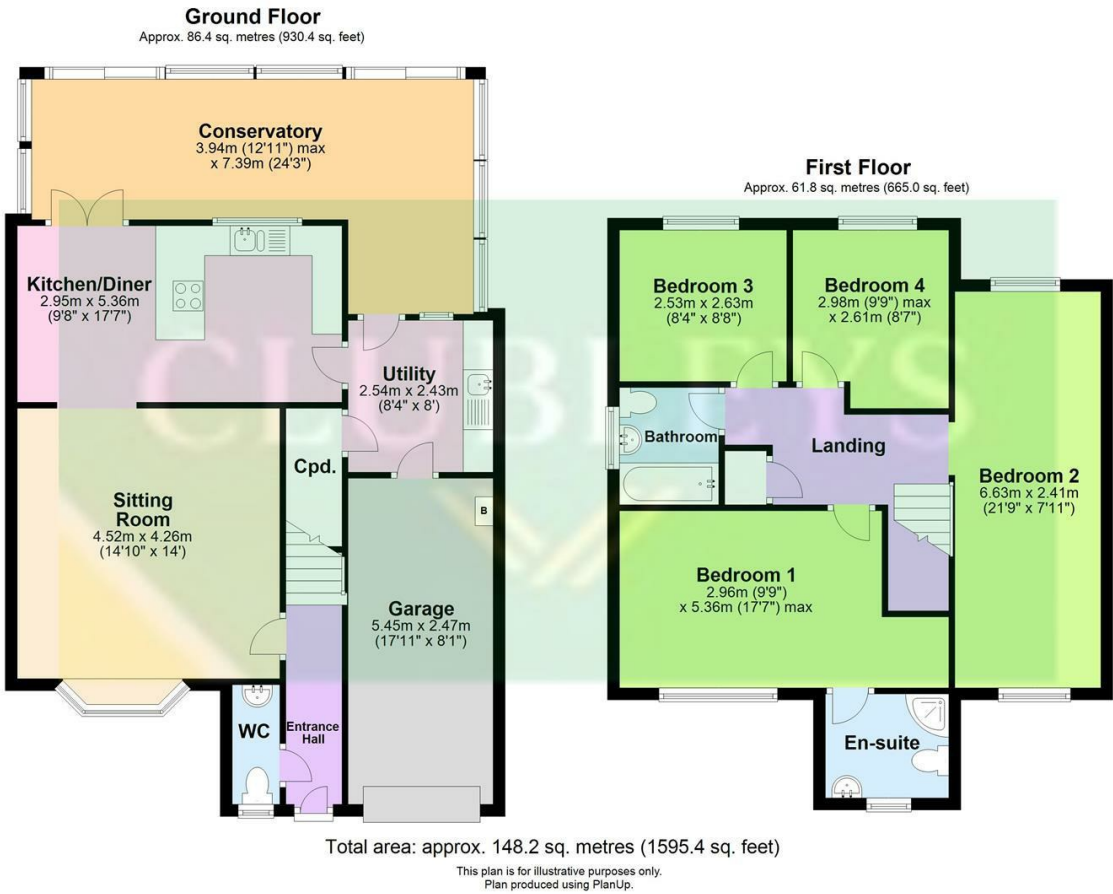


51, Shipman Road,
Market Weighton, YO43 3RA
£325,000



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

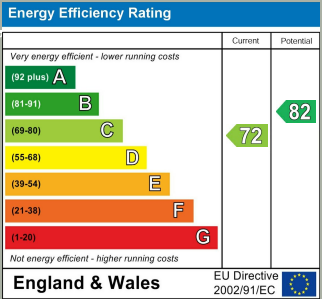
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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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.

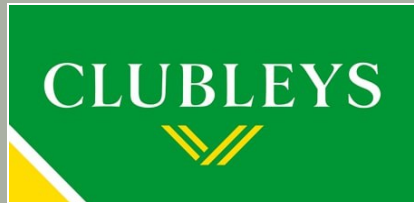
Located in a popular residential location, this four bedroom detached property is spacious and well maintained throughout. The accommodation briefly comprises entrance hall, leading to the sitting room at the front of the property, which is open to the open-plan kitchen/diner, with adjoining utility room providing convenience and easy access to the garage. The conservatory spans the width of the house; this beautiful space brings the outdoors inside all year round. Heading upstairs you'll find four generously sized bedrooms, en-suite and family bathroom. A charming patio area invites you to enjoy al fresco dining, while the lush artificial lawn ensures easy maintenance. The garden is bordered with established trees, fruit trees, grape vines and colourful flowers, creating a picturesque and private oasis. Approaching from the front, a block paved and gravel driveway offers ample parking space and leads you to the integral garage.

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

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ZOOPLA



Tenure: Freehold
East Riding of Yorkshire Council
Band: D

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, wood flooring, radiator, inset ceiling lights. stairs to first floor.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, chrome heated towel radiator, inset ceiling lights, wood flooring.

SITTING ROOM

4.52m x 4.26m (14'9" x 13'11")
Vertical radiator, laminate wood flooring, Wi-fi fibre point, telephone point, T.V. aerial point, inset ceiling lights, open to Dining Room.

KITCHEN/DINER

2.95m x 5.36m (9'8" x 17'7")
Fitted with a range of Wren's wall and base units comprising built in dish washer, fridge freezer, electric oven, induction hob with hood, breakfast bar with remote control extractor and lights unit over, inset ceiling lights, two vertical radiators, part tiled walls. Laminate wood flooring, PVC French doors to Conservatory, Feature wood and glass door to Utility Room.

UTILITY ROOM

2.54m x 2.43m (8'3" x 7'11")
Fitted with Wren's tall kitchen cupboards with single drain sink unit and worktop area over fitted cupboard and plumbing for automatic washing machine, vertical radiator, part tiled walls, inset ceiling lights, large under stairs cupboard, door to garage and feature wood and glass door to Conservatory.

CONSERVATORY

3.94m max x 7.39m (12'11" max x 24'2")
Laminate wood flooring, PVC widows to three sides, tinted glass roof with two sky-lights, two side transom windows, wall mounted electric heater and wall mounted lighting.

FIRST FLOOR ACCOMMODATION

LANDING

Access to part-floored loft space fitted with three-section aluminium loft ladder, radiator, fitted airing cupboard with slimline electric tubular heater.

BEDROOM ONE

2.96m x 5.36m max (9'8" x 17'7" max)
Radiator, telephone point, T.V. aerial point.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, part tiled walls, chrome heated towel radiator, extractor, wall mounted mirror.

BEDROOM TWO

6.63m x 2.41m (21'9" x 7'10")
Dual aspect, radiator, T.V. aerial point.

BEDROOM THREE

2.53m x 2.63m (8'3" x 8'7")
Radiator.

BEDROOM FOUR

2.98m max x 2.61m (9'9" max x 8'6")
Radiator, TV aerial point.

BATHROOM

1.96 x 1.66 (6'5" x 5'5")
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush W.C., chrome heated towel radiator, part tiled walls, bathroom cupboard, extractor.

OUTSIDE

A charming patio area invites you to enjoy al fresco dining, while the lush artificial lawn ensures easy maintenance. The garden is bordered with established trees, fruit trees, two grape vines, fruit cage, colourful well stocked borders, wildlife pond, garden shed, and gated side passageway. Approaching from the front, a block paved and gravel driveway offers ample parking space and leads you to the integral garage.

GARAGE

5.45m x 2.47m (17'10" x 8'1")
Up and over door, power and light, wall mounted gas fired combi central heating boiler, wooden work bench, wall mounted shelving.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

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.

