

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

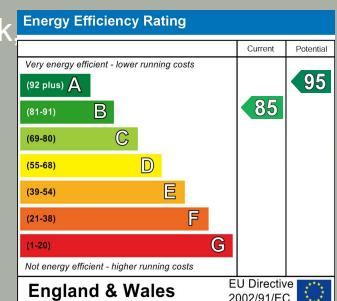
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.



Beautifully presented throughout this immaculate three bedroom town house is a true credit to its current owners who have evidently put a lot of thought and love into the property. Arranged over three floors, the entrance hall welcomes you and leads through to the impressive kitchen diner. Providing the perfect entertaining space, this stylish room is the heart of the home boasting sleek modern units and a breakfast bar. The bright and airy living room has French doors opening out onto the sunny rear garden. The first floor hosts two bedrooms and a contemporary family bathroom. The master suite spans the entirety of the top floor benefitting from its own polished en-suite shower room. Outside is a south east facing lawned garden with fenced boundaries and shrub borders. This relaxing space boasts a patio area perfect for dining in the summer sun. To the front of the property is a tarmacked driveway with parking for two cars.

Tenure: Freehold. Council tax band: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

KITCHEN/DINER

5.22m x 4.24m (17'1" x 13'10")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob with extractor hood over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, laminated work surfaces, radiator, cupboard housing wall mounted gas fired central heating boiler.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator, extractor.

SITTING ROOM

3.46m x 4.24m (11'4" x 13'10")

Radiator, T.V. aerial point, laminate wood flooring, French doors to Conservatory.

FIRST FLOOR ACCOMMODATION

LANDING

Two radiators, stairs to second floor.

BEDROOM TWO

3.45m x 4.24m (11'3" x 13'10")

Radiator.

BEDROOM THREE

3.24m x 2.17m (10'7" x 7'1")

Radiator.

BATHROOM

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

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

6.53m x 4.24m (21'5" x 13'10")

Velux window, T.V. aerial point, radiator, fitted wardrobes.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, part tiled walls, radiator, extractor, velux window.

OUTSIDE

Outside is a south east facing lawned garden with fenced boundaries and shrub borders. This relaxing space boasts a patio area perfect for dining in the summer sun. To the front of the property is a tarmacked driveway with parking for two cars.

ADDITIONAL INFORMATION

SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

