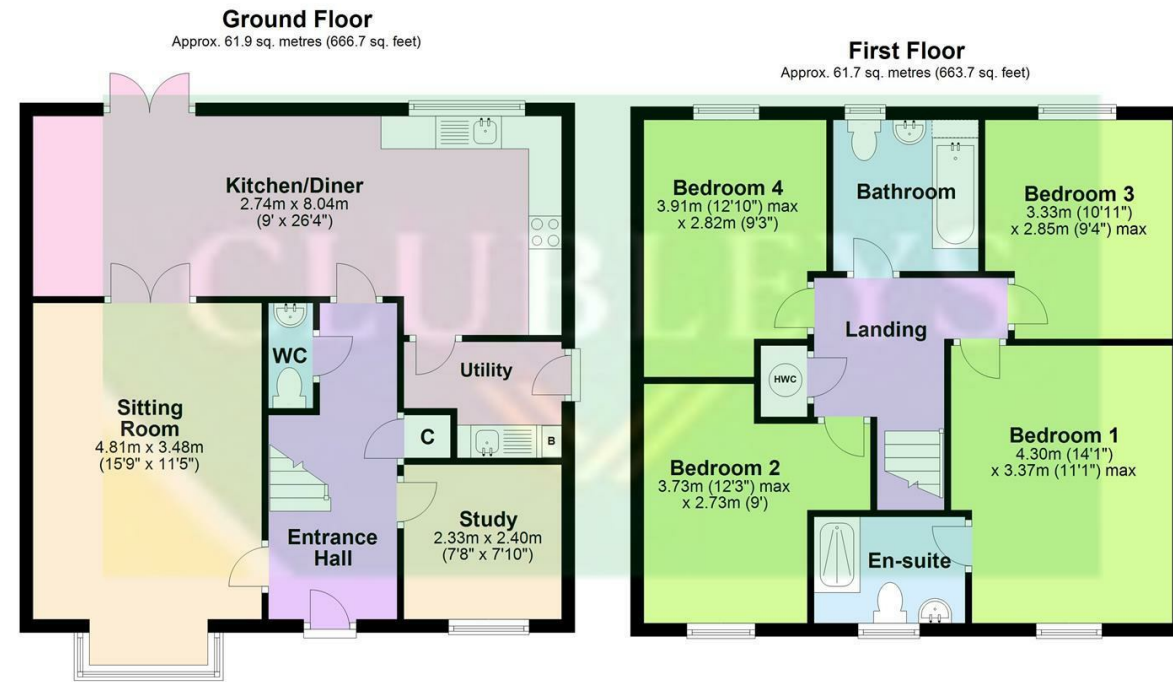




27, Oak Road,
Market Weighton, YO43 3GW
£335,000



Total area: approx. 123.6 sq. metres (1330.3 sq. feet)



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.

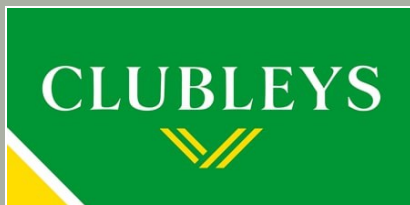
MATERIAL INFORMATION

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.

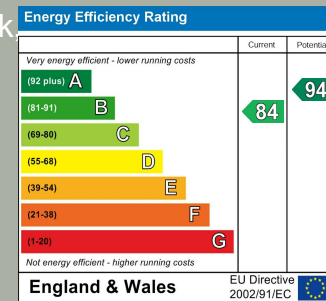
MORTGAGES

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 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.



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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.

Set on a larger-than-average plot with a beautifully established garden, this stylish double-fronted detached home offers the kind of space and flow perfectly suited to modern family life. Just seven years old, the property combines contemporary design with practical living, centred around an impressive full-width kitchen/diner with French doors opening onto the garden, ideal for entertaining and everyday living alike.

The accommodation includes a welcoming entrance hall with downstairs WC, sitting room, home office, utility and four genuine double bedrooms, including a main bedroom with en suite. Outside, the landscaped rear garden features a lawn, pond, flowers and shrubs, decked seating area, greenhouse and shed, creating a private and relaxing outdoor space. A detached garage and generous side driveway complete the setting, with the rear of the garage currently arranged as a useful garden store but easily reinstated if preferred.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

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

W.C.

Two piece white suite comprising low flush W.C. and pedestal wash hand basin with tiled splash back and chrome mixer tap, tiled floor, extractor fan, radiator.

SITTING ROOM

4.81m x 3.48m (15'9" x 11'5")

Bay window, double doors leading to kitchen/diner, T.V. aerial point, telephone point, radiator.

STUDY

2.33m x 2.40m (7'7" x 7'10")

Radiator.

KITCHEN/DINER

2.74m x 8.04m (8'11" x 26'4")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit with chrome mixer tap, electric double oven, gas hob with stainless steel splash back and extractor hood over, integral fridge and freezer, integral dishwasher, tiled floor, radiator.

UTILITY

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit with chrome mixer tap, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, tiled floor.

FIRST FLOOR ACCOMMODATION**LANDING**

Fitted cupboard housing hot water cylinder, access to roof space, radiator.

BEDROOM ONE

4.30m x 3.37m (14'1" x 11'0")

Radiator, T.V. aerial point.

BEDROOM TWO

3.73m x 2.73m (12'2" x 8'11")

Radiator.

BEDROOM THREE

3.33m x 2.85m (10'11" x 9'4")

Radiator.

BEDROOM FOUR

3.91m x 2.82m (12'9" x 9'3")

Radiator.

BATHROOM

Three piece white suite comprising panel bath with shower over and shower screen, low flush W.C., pedestal hand wash basin with chrome mixer tap and tiled splash back, tiled floor, radiator, extractor fan.

EN SUITE

Three piece white suite comprising step in shower cubicle, low flush W.C., pedestal hand wash basin with chrome mixer tap, tiled splash back, tiled floor, radiator, extractor fan.

GARAGE/STORE

2.15m x 2.73 (7'0" x 8'11")

Up-and-over door, power and light. The rear of the garage has been sectioned off and is currently used as a useful garden store/garden room, but it can easily be reinstated if preferred.

OUTSIDE

The landscaped rear garden features a lawn, pond, flowers and shrubs, decked seating area, greenhouse and shed, creating a private and relaxing outdoor space. A detached garage and generous side driveway complete the setting, with the rear of the garage currently arranged as a useful garden store but easily reinstated if preferred.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of approximately £142.85 bi-annual. However, this may be subject to change. This will be confirmed by Solicitors.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

