

# CLUBLEYS



1 Medforth Street, Market Weighton, York,

YO43 3FF

£320,000



Situated at the end of this popular development stands this immaculately presented four bedroom detached family house. With a versatile layout for the modern family that appreciates dual reception rooms or a spacious home office that is a sought after addition to most homes within recent times. The property must be viewed to be appreciated, the central hallway has the cloakroom off and provides access to the sitting room and second reception room, an ideal snug, office or playroom, The dining kitchen stands to one side of the property with dual aspect providing views out to the front of the house and double doors out to the garden. The kitchen is generous in size and creates a real hub to the home, a place to entertain those nearest and dearest and chat whilst preparing the evening meal. The first floor offers four bedrooms, the master bedroom with dressing area and en-suite bathroom, a further en-suite shower room and family bathroom. Outside the property has a lawned garden to the rear with fence boundaries and side gated access. There is a driveway to the front of the house providing off street parking and access to the garage.



Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, radiator, stairs leading to the first floor with cupboard under.

### CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin, part tiled walls, radiator, extractor fan.

### SITTING ROOM

16'8" x 11'7"

TV aerial point, two radiators, French doors leading to the rear garden.

### FAMILY/DINING ROOM

9'10" x 11'7"

Bay window to the front, radiator.

### KITCHEN/BREAKFAST ROOM

22'2" x 10'1"

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, double electric oven with gas hob and extractor fan over, integrated dishwasher, integrated fridge and freezer, two radiators, cupboard housing wall mounted gas fired central heating boiler, tiled floor, French doors leading to the rear garden.

### UTILITY

Fitted base units comprising work surface, stainless steel sink unit, plumbing for automatic washer, tiled floor, radiator, rear entrance door, extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, radiator, cupboard housing hot water cylinder.

### BEDROOM 1

11'11" x 11'6"

Fitted wardrobe to one wall, radiator, TV aerial point.

### DRESSING ROOM

Fitted wardrobes.

### EN-SUITE BATHROOM

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin, tiled floor, part tiled walls, radiator, extractor fan.

### BEDROOM 2

12'5" x 10'0"

Fitted wardrobe, radiator.

### EN-SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, ladder style radiator, shaver point, extractor fan.

### BEDROOM 3

9'10" x 10'0"

Radiator.

### BEDROOM 4

8'8" x 11'7"

Radiator.

### FAMILY BATHROOM

Four piece white suite comprising panelled bath, step in shower cubicle, pedestal wash hand basin, low flush WC, radiator, part tiled walls, tiled floor, extractor fan, ladder style radiator.

### OUTSIDE

Outside the property has a lawned garden to the rear with fence boundaries and side gated access. There is a driveway to the front of the house providing off street parking and access to the garage.

### GARAGE

18'3" x 8'6"

Up and over door, power and light, side personnel door.

## ADDITIONAL INFORMATION

### SERVICES

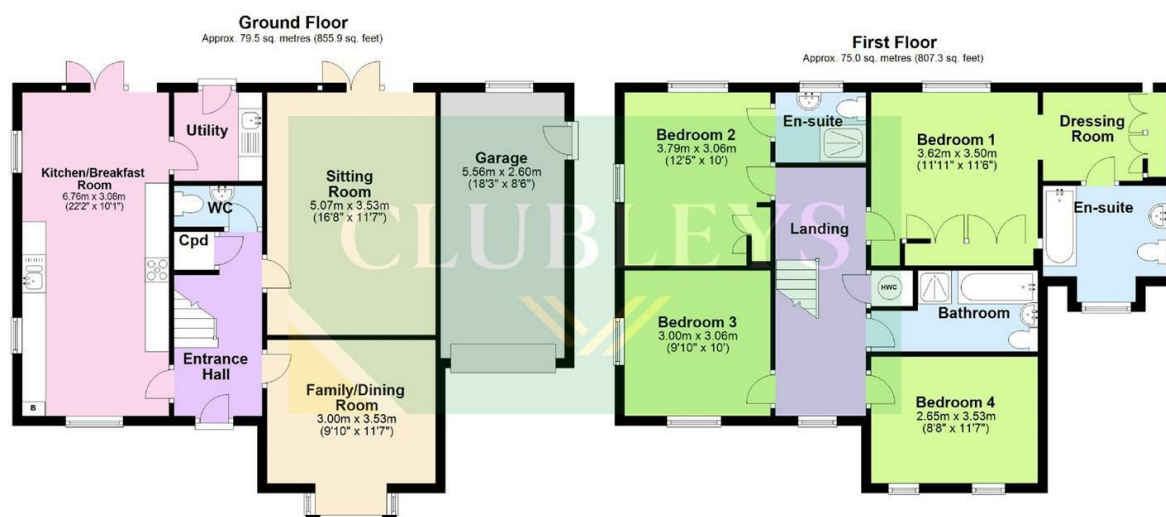
Mains water, gas, electricity and drainage.

### APPLIANCES

No appliances have been tested by the agent.







Total area: approx. 154.5 sq. metres (1663.2 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

#### 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

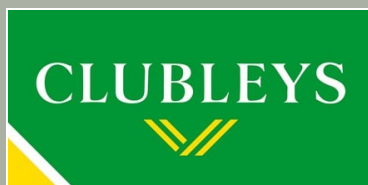
#### FREE VALUATIONS FOR SALE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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.