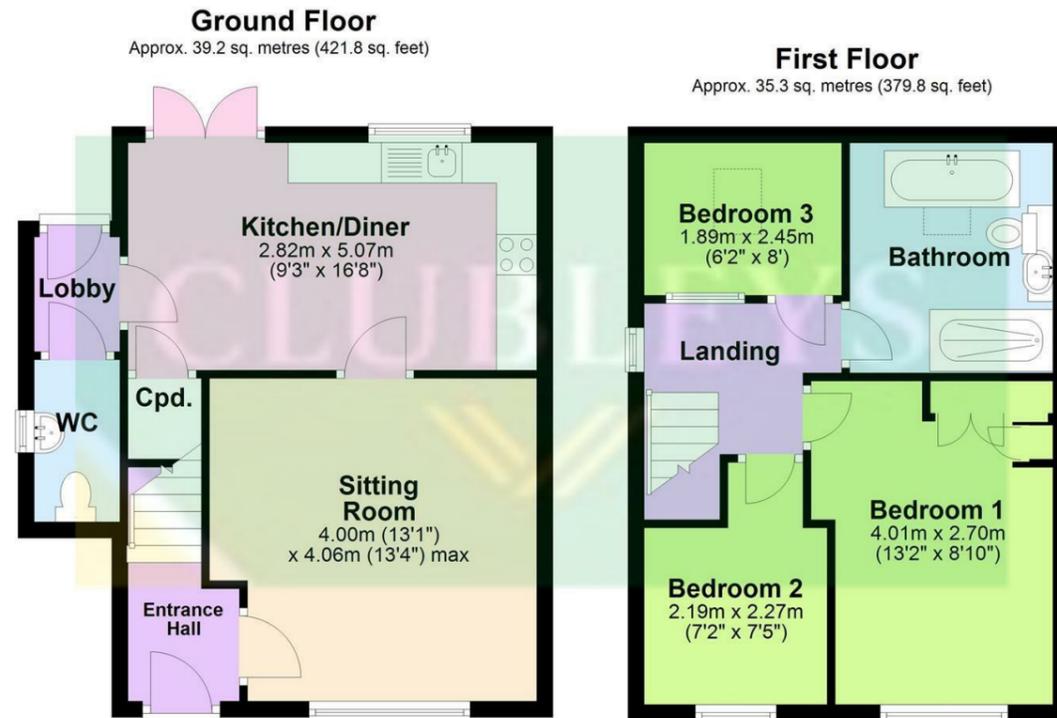




3, Southgate Court,
Market Weighton, YO43 3AB
£215,000



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

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.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.

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		
(81-91)	B		
(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.

Beautifully presented and upgraded throughout, this impressive three-bedroom semi-detached home offers stylish, modern living with a fantastic kitchen diner, spacious four-piece bathroom and a private sunny garden. The property has been thoughtfully improved to create a light and contemporary home ideal for modern family life. The accommodation briefly comprises an entrance hall with stairs leading to the first floor, a spacious sitting room, and a stunning modern kitchen diner fitted with integrated appliances and French doors opening onto the garden, perfect for indoor-outdoor living. A rear hallway leads to a recently upgraded contemporary WC. To the first floor there are three bedrooms and a modern family bathroom, enhanced by Velux windows that create a bright and airy atmosphere. Outside, the private rear garden enjoys a sunny aspect and features a lawned area leading onto a decked seating space with established shrubs, fenced boundaries and side gated access. To the front, the property benefits from a lawned garden and a gravelled driveway providing ample off-road parking.

Tenure freehold. East Riding of Yorkshire council band B.



www.clubleys.com



THE ACCOMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate flooring, radiator, stairs to first floor.

SITTING ROOM

4.00 x 4.06 (13'1" x 13'3")

Coal effect gas fire, surround marble effect inset and hearth, Tv aerial point, radiator.

KITCHEN/ DINER

2.82 x 5.07 (9'3" x 16'7")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, electric oven and hob with extractor hood over, integrated fridge freezer, washer, and dishwasher, recessed ceiling lights, under unit lighting, cupboard housing, wall mounted gas fired central heating boiler. radiator, fitted cupboard, laminate flooring, PVC french doors to the rear garden.

REAR ENTRANCE

Rear entrance door, radiator, laminate flooring, access to roof space.

WC

Two piece suite comprising low flush WC, wash hand basin set in vanity, vertical radiator, wet walling, extractor fan.

FIRST FLOOR ACCOMODATION**LANDING**

Access to loft space.

BEDROOM 1

4.01 x 2.7 (13'1" x 8'10")

Fitted wardrobe, radiator, TV.

BEDROOM 2

2.19 x 2.27 (7'2" x 7'5")

Radiator.

BEDROOM 3

1.89 x 2.45 (6'2" x 8'0")

Radiator, laminate flooring, Velux window.

BATHROOM

Four piece white suite comprising free standing bath, low flush WC, wash hand basin set in vanity, walk in shower cubical, tiled floor, fully tiled walls, recessed niche, vertical heated towel rail, recessed ceiling lights, Velux window.

OUTSIDE

Outside, the private rear garden enjoys a sunny aspect and features a lawned area leading onto a decked seating space with established shrubs, fenced boundaries and side gated access. To the front, the property benefits from a lawned garden and a gravelled driveway providing ample off-road parking.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

