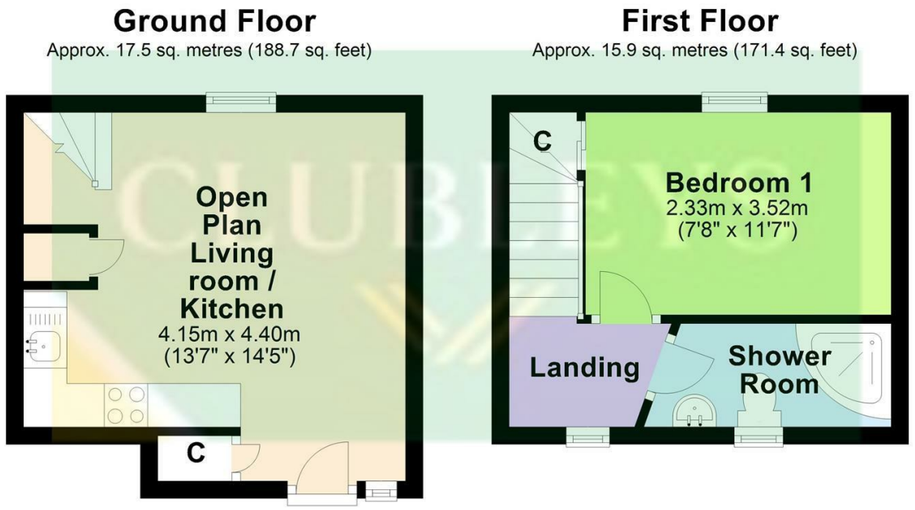


Total area: approx. 33.5 sq. metres (360.1 sq. feet)

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

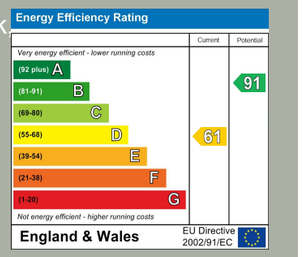
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

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.

1 Bradley Court, York Road, Market Weighton, YO43 3EE
£125,000

A well-presented one-bedroom cottage with no onward chain. The spacious open-plan sitting/kitchen area features a modern white gloss kitchen with integrated appliances, stairs to the first floor, and a rear door leading out to a private patio area, a real suntrap. Upstairs there is a good-sized double bedroom with a built-in cupboard with automatic lighting, along with a contemporary shower room fitted with a white suite and generous shower. Conveniently located close to local amenities, this is a practical, low-maintenance home ready to move into, with parking for one car at the rear.
Tenure: Freehold. East Riding of Yorkshire Council BAND: A.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: A

clubleys.com

THE ACCOMODATION COMPRISES

OPEN PLAN KITCHEN/ SITTING ROOM
4.15m x 4.40m (13'7" x 14'5")
UPVC rear entrance door, fitted with a range of wall and floor units, incorporating complementary work surfaces, single bowl sink unit and drainer, four ring electric hob with extractor over, integral washing machine and dishwasher, ceiling coving, fitted cupboard housing wall mounted gas fired central heating boiler, under stairs cupboard, TV aerial point, radiator, recessed ceiling lights.

FIRST FLOOR ACCOMODATION

LANDING
Exposed beams

BEDROOM ONE
2.33m x 3.52m (7'7" x 11'6")
Exposed beams, laminate wood flooring, radiator, fitted cupboard with sliding door and automatic lights, access to roof space.

SHOWER ROOM
Three piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle, part tiled walls, tiled floor, chrome heated towel rail, exposed beams.

OUTSIDE
Outside, there is a raised rear patio area that makes a lovely suntrap and a great spot for relaxing. The property also benefits from parking for one car at the rear.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.