



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

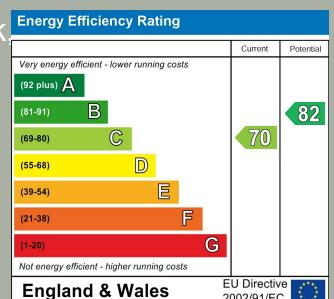
PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

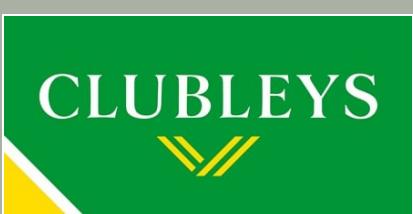
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, 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.



A three bedroom detached family house standing in a cul-de-sac location within this popular development. The house offers well appointed accommodation arranged over two floors briefly comprising entrance hall, sitting room with dining area, kitchen, conservatory, three bedrooms, en-suite shower room and bathroom. There is a good sized garden to the rear of the house with further garden to the front. A driveway provides off street parking and access to the garage.

The Accommodation Comprises**Ground Floor****Entrance Hall**

Front entrance door, radiator and laminate flooring.

Sitting Room

23'3" max x 10'7" max

Feature fire surround having marble effect inset and heath, Laminate flooring, TV aerial outlet, radiator, coved ceiling and stairs to first floor.

Dining Area

Radiator and laminate flooring.

Kitchen

10'9" max x 9'6" max

Fitted with a range of wall and floor units having complementary work surfaces incorporating electric oven and gas hob with hood over, ceramic one and a half bowl sink unit. Plumbing for automatic washing machine, recessed ceiling lights and under stairs cupboard.

Conservatory

12'6" x 13'2"

French doors to the rear garden.

First Floor**Landing**

Hatch providing access to the roof space, airing cupboard containing hot water cylinder, Radiator.

Bedroom 1

14'3" x 8'4" max

Radiator, TV aerial outlet.

En-suite

Light coloured suite comprising low flush WC, pedestal wash hand basin and shower cubicle.

Partially tiled walls and extractor fan.

Bedroom 2

8'8" x 10'4"

Radiator.

Bedroom 3

8'8" x 8'10"

Radiator.

Bathroom

7'2" x 5'6"

Light coloured suite comprising low flush WC, pedestal wash hand basin and panelled bath having shower and shower screen over. Partially tiled walls, radiator and extractor fan.

Outside

There is a good sized garden to the rear of the house. The front garden is laid to lawn with a side driveway providing off street parking and access to the garage

Garage

Up and over door.

Additional Information**Services**

Mains water, gas, electricity and drainage.

Appliances

No appliances have been tested by the agent.

