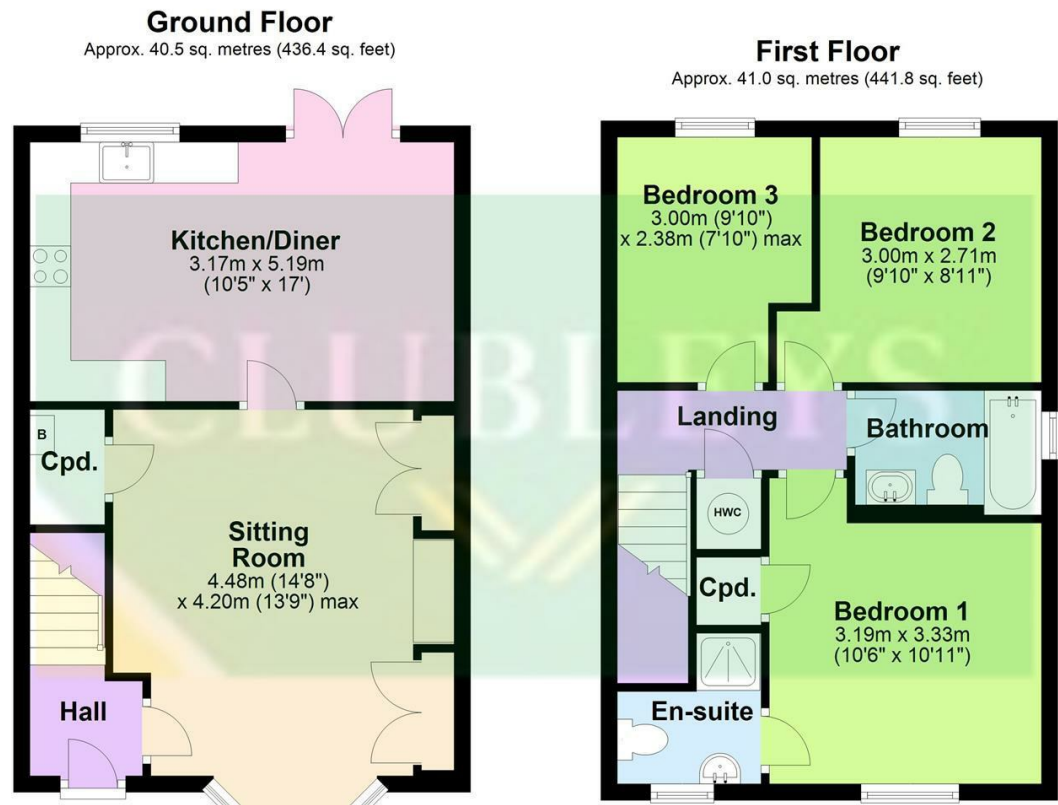




**AGENTS NOTES**  
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**  
By appointment with the Agent.

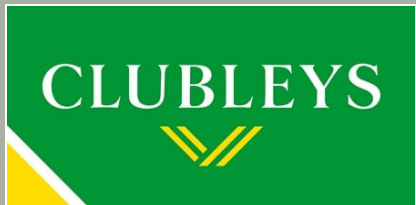
**OPENING HOURS**  
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**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.

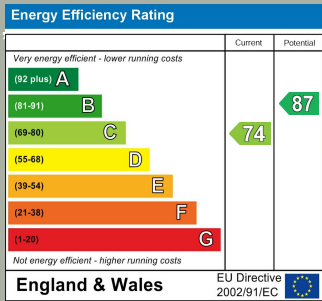
**MATERIAL INFORMATION**  
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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.

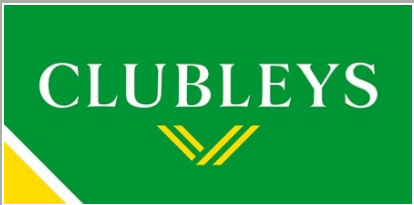


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



17, Ebor View,  
Market Weighton, YO43 3NX  
£250,000



This well-presented three-bedroom detached family home offers stylish living spaces and modern finishes throughout. At the heart of the property is a fitted kitchen with dining area and French doors leading to the garden, while the inviting sitting room features a charming bay window, a striking feature wall with tiled inset and wooden mantle, and bespoke cupboards to the alcoves. Upstairs, the home boasts three well-proportioned bedrooms, including a main bedroom with a recently fitted en-suite, complemented by a sleek modern family bathroom. Outside, there is a lawned rear garden with patio and decking, along with a lawned front garden and gravelled side driveway with gated access leading to the detached garage, making this an ideal home for families seeking both comfort and convenience.

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



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

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

**SITTING ROOM**

4.48m x 4.20m max (14'8" x 13'9" max)  
Bay window, inset fire, tiled hearth, cupboards into alcove, laminate wood flooring, ceiling coving, fitted cupboard housing wall mounted gas fired central heating boiler.

**KITCHEN DINER**

3.17m x 5.19m (10'4" x 17'0")  
Fitted with a range of wall and base units comprising work surfaces, Belfast sink unit, eye level oven, gas hob, extractor hood over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, laminate wood flooring, part tiled walls, radiator, PVC french doors to garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft spacer, airing cupboard housing hot water cylinder.

**BEDROOM ONE**

3.19m x 3.33m (10'5" x 10'11")  
Wall light points, fitted cupboard, radiator.

**EN SUITE**

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, part tiled walls, radiator.

**BEDROOM TWO**

3.00m x 2.71m (9'10" x 8'10")  
Radiator.

**BEDROOM THREE**

3.00m x 2.38m (9'10" x 7'9")  
Radiator.

**BATHROOM**

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin set on vanity unit.

**OUTSIDE**

Outside, there is a lawned rear garden with patio and decking, along with a lawned front garden and

gravelled side driveway with gated access leading to the detached garage.

**GARAGE**

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

**SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

