

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

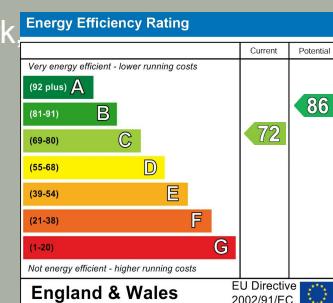
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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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.



Positioned in an established location, this extended and spacious three bedroom semi detached house is beautifully presented throughout and welcomes you via a convenient porch and through to the sitting room. The kitchen diner is fitted with stylish units and is open to the superb garden room with convenient direct access to the garage. Upstairs are three bedrooms and a contemporary family bathroom. The enclosed rear garden has been thoughtfully designed to suit the needs of the whole family with a decked area and bar perfect for socialising with friends and family, and a lawned area beyond. There is also an additional gravelled garden to the side. To the front of the property is a driveway giving access to the garage and providing off street parking.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.

LOCATION

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**

Pvc front entrance door, laminate wood flooring, radiator, ceiling coving.

SITTING ROOM

4.51m x 3.65m (14'9" x 11'11")

Laminate wood flooring, two radiators, TV aerial point, ceiling coving, staircase to first floor, understairs cupboard, double doors to kitchen.

KITCHEN/DINER

4.46m x 2.69m (14'7" x 8'9")

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, eye level double oven, gas hob with extractor hood over, plumbed for automatic washing machine, integral fridge, laminate wood flooring, ceiling coving, radiator, archway to conservatory.

GARDEN ROOM

4.46m x 2.75m (14'7" x 9'0")

Laminate wood flooring, radiator, PVC rear entrance door, door to garage.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, fitted cupboard.

BEDROOM ONE

3.66m max x 2.51m (12'0" max x 8'2")

Radiator.

BEDROOM TWO

3.61m x 2.51m (11'10" x 8'2")

Radiator.

BEDROOM THREE

2.62m x 1.85m (8'7" x 6'0")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over, shower screen, pedestal wash hand basin, low flush wc, part tiled walls, laminate wood flooring, chrome ladder style towel rail, ceiling coving.

OUTSIDE

To the front of the property is a driveway giving access to the garage and providing off street parking. Gravelled garden area to the side. To the rear the property has a decked area immediately beyond the house with bar, lawned garden beyond. Fenced boundaries and gated access.

GARAGE

5.00m x 2.33m (16'4" x 7'7")

Up and over door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

The vendor has informed us the property has previously flooded in July 2014.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

