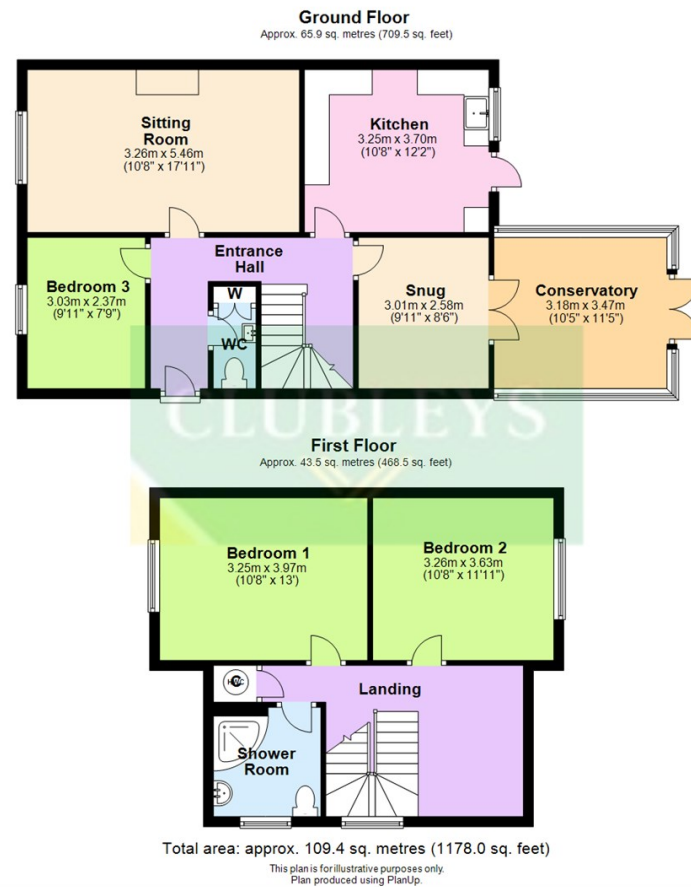




33, Wicstun Way,  
Market Weighton, YO43 3NL  
£245,000



**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

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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.

Situated on an enviable corner plot in an established location, this immaculately presented three bedroom home is a true credit to its current owner. The welcoming entrance hall leads to an array of downstairs rooms including the third bedroom, and a delightful sitting room which provides ample space and overlooks the front aspect. The light and airy neutral kitchen is the heart of the home and benefits from direct access to the rear garden. The property boasts a separate dining room, currently used as a snug with French doors opening to the conservatory providing a calming and relaxing space completing the ground floor. Upstairs the landing is generous in size providing a versatile space. There are also two comfortable double bedrooms and a contemporary shower room.

Outside the rear garden is a diverse space with both lawned and gravelled areas. The love and attention spent in the house also evident in this relaxing environment. A driveway leads to a detached garage with parking space.

Viewing is highly recommended to appreciate the beautiful relaxing feel of this tidy property.

Tenure: Freehold. Council tax band C.



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

UPVC front entrance door, dado rail, stairs to first floor, radiator.

**CLOAKROOM**

Two piece white suite comprising low flush WC., wash hand basin set in vanity unit with tiled splashback, fitted cupboard.

**SITTING ROOM**

3.26m x 5.46m (10'8" x 17'10" )  
TV aerial point, radiator, dado rail, laminate wood flooring, two wall light points.

**KITCHEN**

3.25m x 3.70m (10'7" x 12'1" )  
Fitted with a range of wall and base units comprising work surfaces, stainless steel single bowl sink unit, radiator, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, door to rear garden, part tiled walls.

**SNUG**

3.01m x 2.58m (9'10" x 8'5" )  
TV aerial point, radiator, ceiling coving, French doors to conservatory.

**CONSERVATORY**

3.18m x 3.47m (10'5" x 11'4" )  
UPVC with polycarbonate roof, French doors to rear garden.

**BEDROOM THREE**

3.03m x 2.37m (9'11" x 7'9" )  
Ceiling coving, radiator, telephone point.

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

Dado rail, access to roof space, recessed ceiling lights, fitted cupboard housing hot water cylinder,

**BEDROOM ONE**

3.25m x 3.97m (10'7" x 13'0" )  
Radiator.

**BEDROOM TWO**

3.26m x 3.63m (10'8" x 11'10" )  
Ceiling coving, radiator.

**SHOWER ROOM**

Three piece white suite comprising low flush WC., pedestal wash hand basin, step in shower cubicle, fully tiled walls, tiled floor, chrome heated towel radiator.

**OUTSIDE**

Outside the rear garden is a diverse space with both lawned and gravelled areas. The love and attention spent in the house also evident in this relaxing environment.

**GARAGE**

A driveway leads to a detached garage with parking space.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

