



58, Southgate,
Market Weighton, YO43 3BQ
£270,000



Introducing a charming double-fronted detached bungalow, offering both privacy and curb appeal. Upon entering through the gated access, a well-maintained path guides you to the front door, bordered by hedge boundaries. Inside, a thoughtfully designed layout awaits, featuring an inviting entrance hall leading to a cosy sitting room adorned with a log effect gas stove, seamlessly connected to a stylish garden room, a recent addition. The modern white gloss kitchen, complete with an island unit, reflects the owner's discerning taste. Three bedrooms, two equipped with fitted wardrobes, provide ample space, complemented by a four-piece bathroom. Outside, the rear of the property unveils a low-maintenance paved area bordered by fences and an outdoor store. With a garage and driveway accessible from the garden, this meticulously maintained home stands in excellent order, ready to embrace its new owners. From the inviting log burning stove to the bright and airy ambiance throughout, this property epitomises modern comfort within a traditional bungalow setting. Don't miss out on the opportunity to make this immaculate property your own. Schedule a viewing today and prepare to fall in love with your new home.

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



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Ground Floor



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

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.

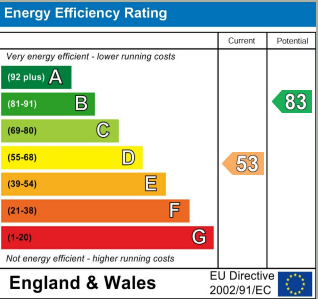
MORTGAGES

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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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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, traditional style radiator, ceiling coving, recessed ceiling lights, wood flooring (currently carpeted.)

SITTING ROOM

6.32m x 2.60m (20'8" x 8'6")
Feature gas stove with tiled hearth, radiator x 2, wood flooring (currently carpeted), ceiling coving, archway leading to dining room.

GARDEN/DINING ROOM

Radiator, Velux window, French doors leading to garden.

KITCHEN

3.29m x 3.44m (10'9" x 11'3")
Fitted with range of base and wall units comprising work surfaces, single drainer sink unit, induction hob with extractor hob over, eye level oven and microwave, island unit, pan drawers, pull out pantry cupboard, vertical radiator, ceiling coving, rear entrance door, integral dishwasher, American style fridge freezer.

BEDROOM ONE

3.45m x 3.41m (11'3" x 11'2")
Fitted wardrobes to one wall, bay window to the front, traditional radiator.

BEDROOM TWO

3.04m x 3.46m (9'11" x 11'4")
Fitted wardrobes and cupboard with shelving, traditional style radiator, bay window to the front, ceiling coving.

BEDROOM THREE

2.86m x 2.44m (9'4" x 8'0")
Radiator, ceiling coving, wall mounted gas fired central heating boiler.

BATHROOM

Four piece white suite comprising panel bath, step in shower cubicle, wash hand basin set on vanity unity, low flush WC, fully tiled walls, extractor fan, chrome ladder style heated towel rail.

OUTSIDE

Store with plumbing for automatic washing machine.

GARAGE

2.43m x 5.20m (7'11" x 17'0")
Electric remote control up and over door, personal side door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.

