

28, Houghton Close,  
Market Weighton, YO43 3FZ  
£375,000



**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.

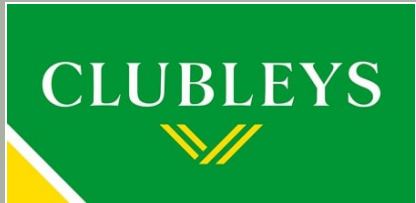
**OPENING HOURS**  
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**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.

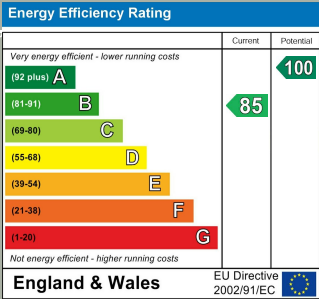
**MATERIAL INFORMATION**  
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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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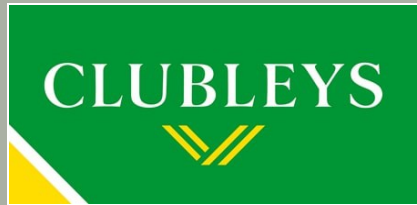
Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.

Situated on a sought-after small development with no onward chain, this impressive five-bedroom double-fronted family home offers spacious, well-presented accommodation and provides the perfect blank canvas for a new owner. At the heart of the home is a stylish and generously sized kitchen/diner, fitted with sleek white units, integrated appliances, a breakfast bar, and French doors opening onto the rear garden, ideal for both entertaining and everyday living. From the kitchen, there is access to a separate utility room. To the front of the property are two versatile reception rooms, offering flexible space for a variety of uses. The ground floor also features a welcoming entrance hall with a cloakroom/WC. On the first floor, there are four spacious bedrooms, including a guest bedroom with en-suite shower room, along with a modern family bathroom. The entire top floor is dedicated to the superb main bedroom, complete with two Velux windows and a contemporary en-suite shower room. Outside, the property enjoys a lawned garden to the front, while a gravelled driveway to the side leads to a detached garage. The rear garden is mostly laid to lawn with a paved seating area, fenced boundaries, side gated access, and a personal door to the garage. Offering generous proportions and modern finishes this is a fantastic opportunity for families seeking space, comfort, and convenience.

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, radiator, understairs cupboard, recessed ceiling lights, stairs to first floor accommodation.

SITTING ROOM

4.80m x 3.12m (15'8" x 10'2")  
Radiator, television point.

DINING ROOM

3.86m x 3.01m (12'7" x 9'10")  
Radiator.

WC

Two piece white suite comprising low flush WC and wash hand basin with tiled splashback. Radiator, tiled flooring, recessed ceiling light, extractor fan.

KITCHEN DINER

3.78m x 6.43m max (12'4" x 21'1" max)  
Fitted with a range of wall and base units comprising one and a half bowl stainless steel sink unit, work surfaces. Integrated fridge freezer, integrated dishwasher, gas hob with extractor hood over and electric oven. Recessed ceiling lights, radiator, French doors to rear garden, tiled flooring.

UTILITY ROOM

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit. Plumbing for automatic washer, wall mounted gas fired central heating boiler, radiator, tiled flooring. Recessed ceiling lights, extractor fan, rear entrance door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights, cupboard housing hot water cylinder, stairs to second floor accommodation.

BEDROOM TWO

5.03m x 3.02m (16'6" x 9'10")  
Radiator, television point.

EN-SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin set in vanity unit. Chrome ladder style towel radiator, partially tiled walls, recessed ceiling lights, tiled flooring, extractor fan.

BEDROOM THREE

3.77m x 3.02m (12'4" x 9'10")  
Radiator.

BEDROOM FOUR

3.47m max x 3.12m (11'4" max x 10'2")  
Radiator, fitted cupboard.

BEDROOM FIVE

2.25m x 3.12m (7'4" x 10'2")  
Radiator.

BATHROOM

Four piece white suite comprising step in shower cubicle, panelled bath, low flush WC and pedestal wash hand basin set in vanity unit. Recessed ceiling lights, partially tiled walls,

SECOND FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights.

BEDROOM ONE

4.76m max x 6.47m max (15'7" max x 21'2" max)  
Two velux windows, eaves storage, radiator, recessed ceiling lights, television point.

EN-SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity unit. Partially tiled walls, tiled flooring, chrome ladder style towel radiator. Recessed ceiling lights, extractor fan, Velux window.

OUTSIDE

Outside, the property enjoys a lawned garden to the front, while a gravelled driveway to the side leads to a detached garage. The rear garden is mostly laid to lawn with a paved seating area, fenced boundaries, side gated access, and a personal door to the garage.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electric and drainage.

APPLIANCES

No appliances have been tested by the Agent.

