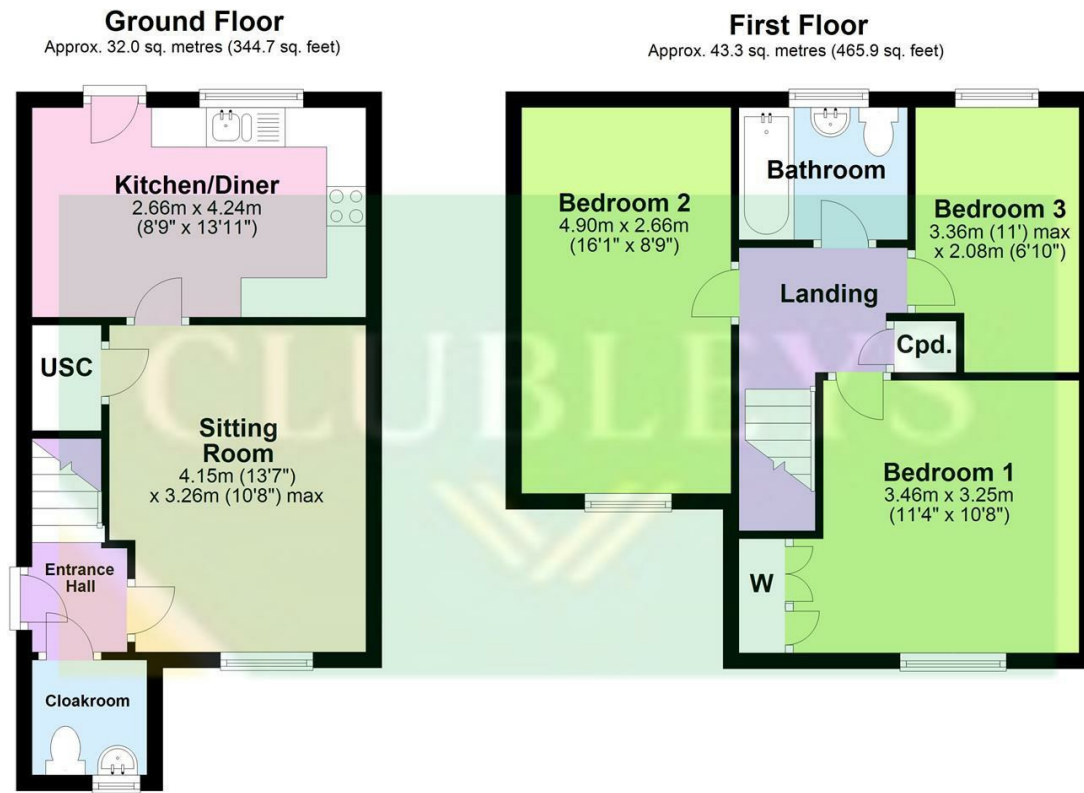




2, Ripley Place,  
Market Weighton, YO43 3NG  
Offers In The Region Of £200,000



Total area: approx. 75.3 sq. metres (810.6 sq. feet)

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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  | 73                      |           |
| (69-80) C                                   |  |                         |           |
| (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.

Benefiting from a non estate position yet close to the towns amenities, this immaculately presented three bedroom semi detached house is a credit to its current owners. The entrance hall provides a warm welcome and leads to the spacious cloakroom with ample space to also store coats and boots. The modern sitting room benefits from an electric fireplace giving a lovely cosy feel. The kitchen diner has been tastefully upgraded giving a smart contemporary feel with space for dining. Upstairs are three good sized bedrooms with the master bedroom benefitting from fitted wardrobes. The family bathroom has also been upgraded to provide a sleek and serene space to relax in a bubble bath. Outside the enclosed rear garden is the ideal space to relax and al fresco dine, with borders ready for the new owners to put their own gardening talents to. There is off road parking available to the side on the block paved driveway. East Riding of Yorkshire Council Band: B. Tenure: Freehold.



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, stairs to first floor.

**CLOAKROOM**

Two piece white suite comprising pedestal wash hand basin, low flush W.C., radiator.

**SITTING ROOM**

4.15m x 3.26m max (13'7" x 10'8" max)  
Electric fire, tile effect hearth with composite surround, T.V. aerial point, radiator, ceiling coving, fitted cupboard.

**KITCHEN/DINER**

2.66m x 4.24m (8'8" x 13'10")  
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, electric oven, induction hob and hood over, part tiled walls, integrated dishwasher, plumbing for automatic washing machine, cupboard housing wall mounted gas fired central heating boiler, PVC rear entrance door, radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft space, fitted cupboard.

**BEDROOM 1**

3.46m x 3.25m (11'4" x 10'7")  
Fitted wardrobe, ceiling coving, radiator.

**BEDROOM 2**

4.90m x 2.66m (16'0" x 8'8")  
Fitted wardrobe, radiator, telephone point.

**BEDROOM 3**

3.36m max x 2.08m (11'0" max x 6'9")  
Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush W.C., fully tiled walls, chrome heated towel rail.

**OUTSIDE**

To the rear of the property is a paved seating area with lawn and fence boundaries. There is a side gate access. Block paved driveway to the side and lawned front garden.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

