## **Ground Floor**

Approx. 74.4 sq. metres (800.9 sq. feet)



Total area: approx. 74.4 sq. metres (800.9 sq. feet)

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detaile Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWIN

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 SAL

rryou are considering sening of lecting 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/enqb/mobile-coverage

We may receive a commission, payment, tee, 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.

#### MORTGAGE

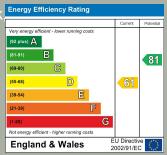
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any 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.



3, Wold Avenue, Market Weighton, YO43 3DQ £165,000



Set on a fantastic corner plot with generous gardens to the front, side and rear, this extended two-bedroom semi-detached bungalow offers superb potential. The property benefits from a driveway and garage, along with accommodation that includes an entrance hall, sitting room, fitted kitchen and a conservatory overlooking the rear garden. Both bedrooms are served by a family bathroom. The front and side gardens are mainly laid to lawn with hedge boundaries, while the rear features a paved area with mature trees and shrubs. This home presents an excellent opportunity to create your ideal bungalow.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B.





Tenure: Freehold
East Riding of Yorkshire Council
Band: B

# clubleys.com

## THE ACCOMODATION COMPRISES

No Appliances have been tested by the Agent.

## **ENTERANCE HALL**

Cupboard housing hot water cylinder, radiator, hatch to roof space, telephone point.

# **SITTING ROOM**

3.64m x 2.80m (11'11" x 9'2" ) Radiator, TV aerial point.

# KITCHEN DINER

4.08m max x 4.52m max (13'4" max x 14'9" max) Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, part tiled walls, radiator, cupboard, rear entrance door.

# **CONSERVATORY**

3.67m x 4m (12'0" x 13'1" ) Pitched polycarbonate roof, PVC windows, tiled floor, radiator, patio doors leading to the garden.

# **BEDROOM ONE**

3.64m x 3.95m (11'11" x 12'11") Fitted cupboard.

# **BEDROOM TWO**

2.71m x 2.80m (8'10" x 9'2" ) Fitted wardrobe.

# **BATHROOM**

1.73m x 2.65m. (5'8" x 8'8".)

Three piece white suite comprising low flush WC, pedestal wash hand basin, panel bath with shower over and shower screen, radiator, part tiled walls.

## **OUTSIDE**

Occupying a fantastic corner plot, the property enjoys generous gardens to the front, side and rear. The front and side gardens are mainly laid to lawn with established hedge boundaries, while the rear offers a paved area surrounded by mature trees and shrubs, providing a pleasant outdoor space to relax or entertain. A driveway and garage complete the external features.

### **GARAGE**

7.25m x 3.06m (23'9" x 10'0") Up and over door.

## **ADDITIONAL INFORMATION**

## **SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES** 

