

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 detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

OPENING HOURS

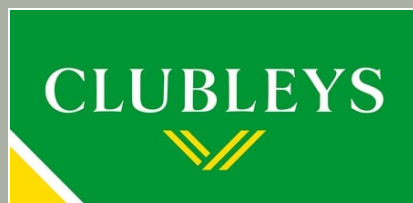
FREE VALUATIONS FOR SALE

MATERIAL INFORMATION

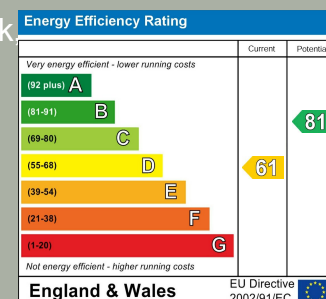
MORTGAGES



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

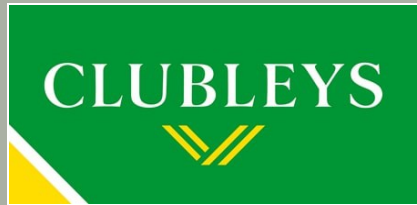


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Set on a fantastic corner plot with generous gardens to the front, side and rear, this extended two-bedroom semi-detached bungalow offers superb potential. The property benefits from a driveway and garage, along with accommodation that includes an 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.



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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

