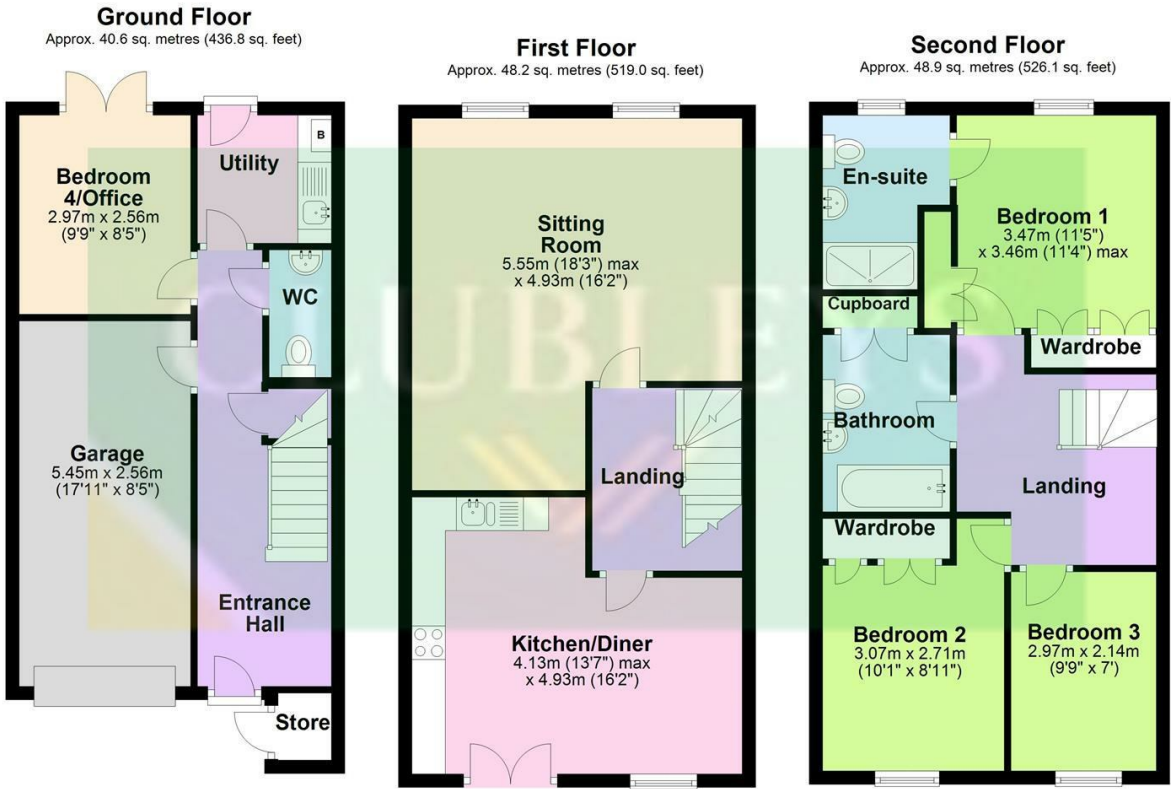




11, Rees Close,
Market Weighton, YO43 3GF
£218,000



Total area: approx. 137.7 sq. metres (1481.9 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

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.

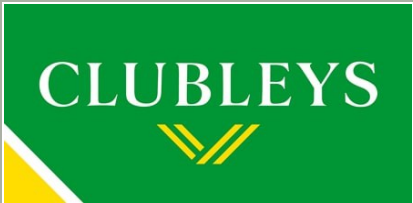
MATERIAL INFORMATION

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.

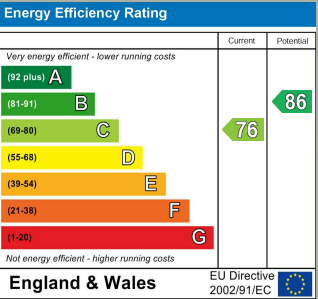
MORTGAGES

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 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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.



**** NO ONWARD CHAIN**** Situated in a desirable location, this spacious four-bedroom townhouse offers generous accommodation across three floors, extending to approximately 1302 sq ft. Perfect for families or those working from home, the property boasts a flexible layout with a spacious kitchen/diner, bright sitting room, and a ground floor bedroom or office with French doors opening to the garden. The main bedroom benefits from an en-suite, with two further bedrooms and a family bathroom completing the top floor. On the ground level, there's also a cloakroom/WC, utility room, and integral access to the garage. Outside, the raised rear garden is enclosed with fenced boundaries, while the front provides a driveway, garage, and store. A fantastic opportunity for buyers looking for size, versatility, and value, with scope to add their own touch. Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, stairs to first floor, understairs cupboard, door to garage, radiator.

CLOAKROOM/WC

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

UTILITY

Fitted with a range of wall and base units, stainless steel single drain sink unit, work surfaces, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, extractor, rear entrance door to garden.

BEDROOM 4/OFFICE

2.97 x 2.56 (9'8" x 8'4")
French doors to rear garden, radiator.

FIRST FLOOR ACCOMMODATION**LANDING**

Stairs to second floor, radiator.

SITTING ROOM

5.55 max. x 4.93 (18'2" max. x 16'2")
Radiator, ceiling coving.

KITCHEN/DINER

4.13 max. x 4.93 (13'6" max. x 16'2")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric eye level double oven, gas hob, extractor over, plumbing for dishwasher, part tiled walls, laminate wood flooring, radiator, Juliet balcony.

SECOND FLOOR ACCOMMODATION**LANDING**

Access to loft space.

BEDROOM 1

3.47 x 3.46 max. (11'4" x 11'4" max.)
Fitted wardrobes, radiator.

EN-SUITE

Three piece suite comprising pedestal wash hand basin, low flush W.C., step in shower cubicle, part tiled walls, extractor, radiator.

BEDROOM 2

3.07 x 2.71 (10'0" x 8'10")
Fitted wardrobes, radiator.

BEDROOM 3

2.97 x 2.14 (9'8" x 7'0")
Radiator.

BATHROOM

Three piece suite comprising pedestal wash hand basin, panelled bath with mixer taps, low flush W.C., part tiled walls, extractor, fitted cupboard.

OUTSIDE

Outside, the raised rear garden is enclosed with fenced boundaries, while the front provides a driveway, garage, and store.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

