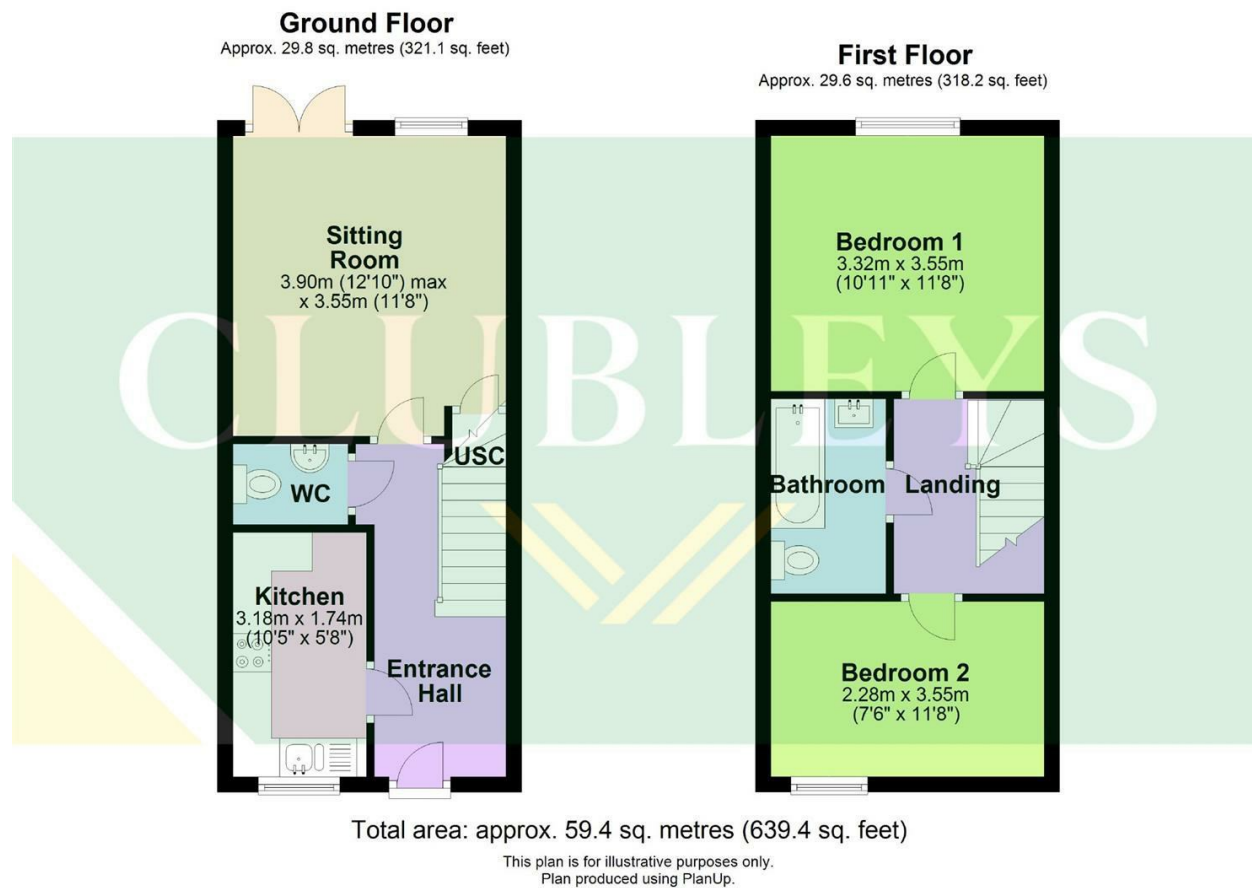


CLUBLEYS



The perfect property for anyone looking for a modern, low maintenance, move in condition home. This beautifully presented and spacious home must be viewed to appreciate the quality accommodation on offer. The sitting room spans the rear of the property with French doors leading to the sunny south facing rear garden. The contemporary kitchen has a range of sleek glossy units and modern appliances. The ground floor also benefits from a downstairs WC. Upstairs are two double bedrooms and a family bathroom with stylish tiling and gleaming white suite. Enclosed garden to the rear with low maintenance artificial lawn and allocated parking space to the front.

AGENTS NOTES

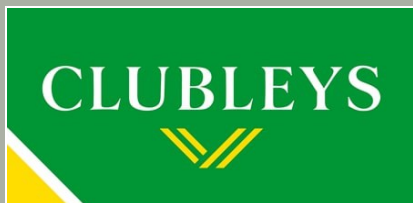
VIEWING

OPENING HOURS

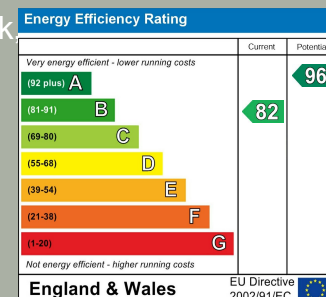
PROPERTY VALUATION/SURVEY

FREE VALUATIONS FOR SALE

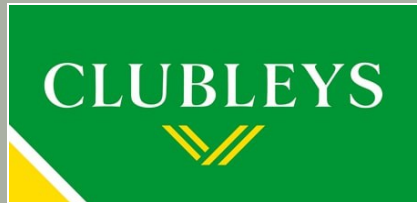
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Homefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@homefieldsolutions.co.uk or by contacting any 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. Homefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.



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

clubleys.com

LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, radiator, stairs leading to first floor.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

KITCHEN

3.18m x 1.74m (10'5" x 5'8")

Fitted with a range of modern grey wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric oven with gas hob and extractor over, fitted cupboard housing wall mounted gas fired central heating boiler, plumbing for automatic washer, space for fridge freezer, tiled floor, under unit lighting, recessed ceiling lights.

SITTING ROOM

3.90m max x 3.55m (12'9" max x 11'7")

Laminate flooring, radiator, fitted under stairs cupboard, TV aerial outlet, Double doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

3.32m x 3.55m (9'10", 10'4" x 11'7")

Radiator, TV aerial outlet, telephone point.

BEDROOM 2

2.28m x 3.55m (7'5" x 11'7")

Radiator, TV aerial outlet.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, recessed ceiling lights, radiator, chrome ladder style radiator, shaver point.

OUTSIDE

Fully enclosed garden to the rear with paved patio area and low maintenance artificial lawn. Fenced boundaries with gated access to the rear. Allocated parking space to the front.

ADDITIONAL INFORMATION

There is currently a service charge of £67.00 per six months for the up keep of the nearby green area (subject to confirmation with Solicitors).

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

