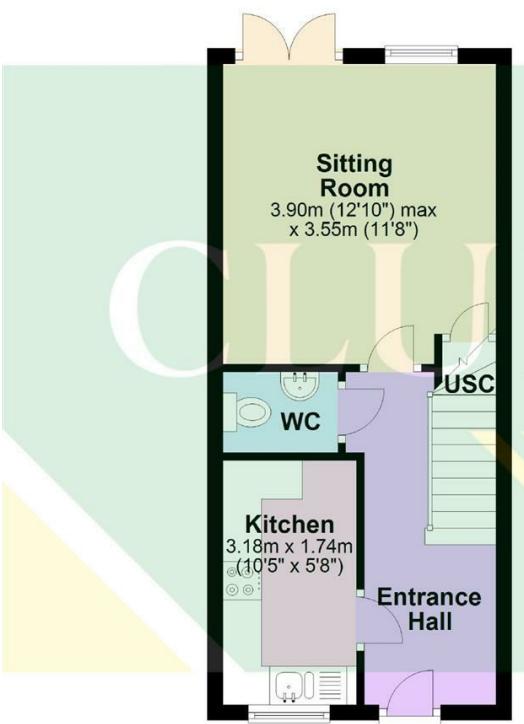




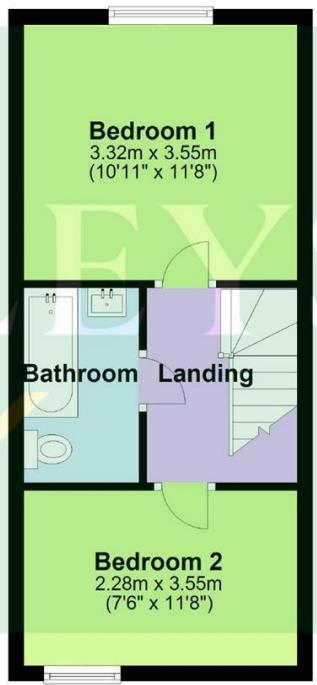
Ground Floor
Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 59.4 sq. metres (639.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

First Floor
Approx. 29.6 sq. metres (318.2 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

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

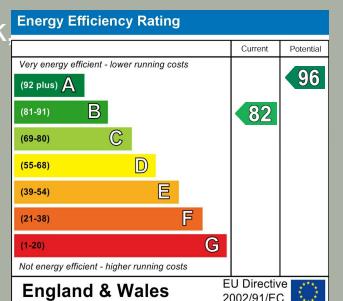
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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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.



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.

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", 104'11" 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.

