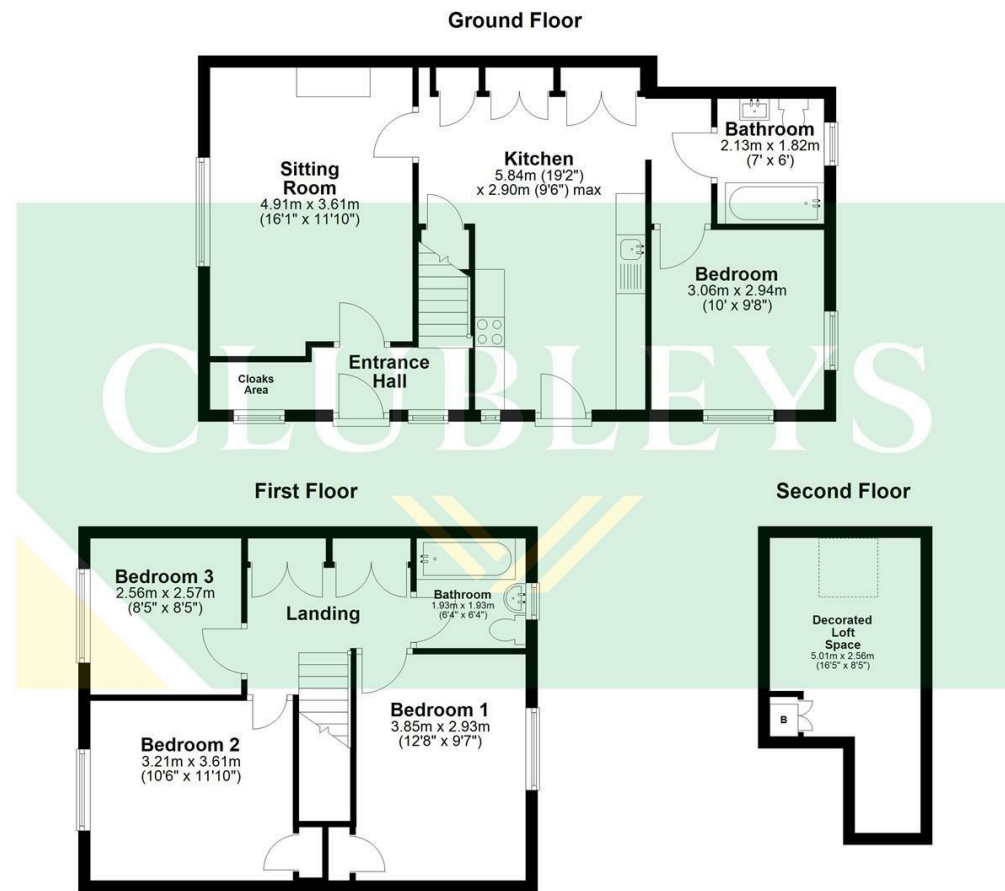




131, Princess Road,  
Market Weighton, YO43 3BS  
£250,000



**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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.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. Holmfieled 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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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.

£250,000 - £260,000 Designed with flexible family living in mind, this extended semi-detached home offers far more space and versatility than first meets the eye. The layout flows effortlessly, with a welcoming entrance hall and cloaks area leading into a spacious sitting room and a well-appointed fitted kitchen with generous storage and work surfaces. A ground floor bedroom and bathroom provide ideal multi-generational living or guest accommodation, while upstairs offers three further bedrooms and a modern family bathroom. A decorated loft space with Velux window, accessed via ladder, adds valuable bonus space for hobbies, working from home or storage.

Outside, the property is equally well considered, with low-maintenance gardens to three sides, artificial lawn, decked seating area and two sheds, one with power connected for a drier. Gated access leads to a gravelled driveway providing ample off-street parking.

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



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

1.06m x 2.84m (3'5" x 9'3" )

Entered via a composite front entrance door, having a vertical radiator, cloaks area, and stairs to the first floor accommodation.

**SITTING ROOM**

3.61m x 4.91m (11'10" x 16'1" )

Feature panelled wall, electric fire with fireplace and tiled hearth, and a radiator.

**KITCHEN**

5.89m x 2.90m (19'3" x 9'6" )

Fitted with a range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for a dishwasher and automatic washing machine, and composite rear entrance door.

**BEDROOM**

3.06m x 2.94m (10'0" x 9'7" )

Fitted wardrobe, laminate flooring, recessed lighting, and a radiator.

**BATHROOM**

2.13m x 1.82m (6'11" x 5'11" )

Three-piece suite comprising a low flush WC and a wash hand basin set in a vanity unit, and a panelled bath with shower over.

**LANDING**

Fitted storage cupboards, access to the decorated loft space with Velux window, and a cupboard housing a wall mounted gas fired central heating boiler.

**BEDROOM ONE**

3.85m x 2.92m (12'7" x 9'6" )

Fitted wardrobe, laminate flooring, and a radiator.

**BEDROOM TWO**

3.21m x 3.61m (10'6" x 11'10" )

Fitted wardrobe and a radiator.

**BEDROOM THREE**

2.57m x 2.57m (8'5" x 8'5" )

Having laminate flooring and a radiator.

**BATHROOM**

1.92m x 1.91 (6'3" x 6'3" )

Three-piece suite comprising panelled bath with shower over and a side screen, wash hand basin,

low flush WC, fully tiled walls, and a chrome heated towel radiator.

**OUTSIDE**

Outside, the property enjoys low-maintenance gardens to three sides, including a front gravelled garden, artificial lawn and a private decked seating area ideal for relaxing or entertaining. The rear also benefits from two useful sheds, one with power connected for a drier, while gated access leads to a generous gravelled driveway providing ample off-street parking.

**ADDITIONAL INFORMATION****APPLIANCES**

Mains water, gas, electricity and drainage.

**SERVICES**

No appliances have been tested by the agent.

