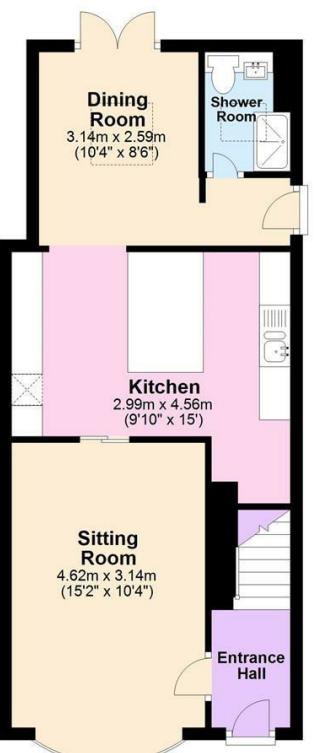
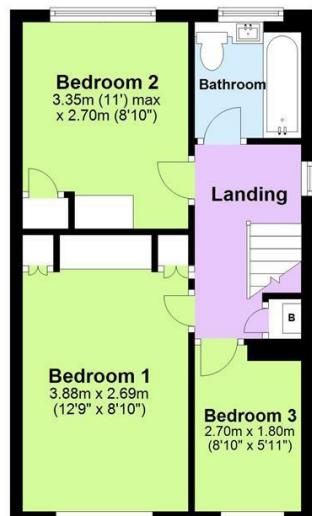


Ground Floor
Approx. 46.7 sq. metres (502.3 sq. feet)



First Floor
Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

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

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.

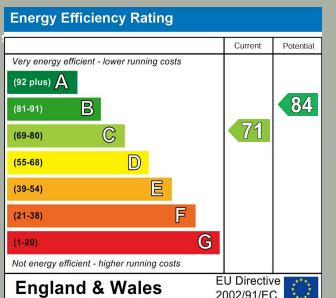
MORTGAGES

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.

This beautifully extended home boasts a stunning open-plan kitchen with quartz work surfaces, a central island, and an extended dining area filled with natural light from French doors leading to the generously sized, private south-westerly facing garden. The stylish sitting room features a sleek media wall with an inset electric fire, while a space-saving sliding door adds to the modern design. A convenient downstairs shower room complements the thoughtfully designed layout. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all decorated throughout to a high standard. Finished with new radiators, a boiler, full rewiring, and updated doors, windows, and a garage door, this home offers both style and practicality. With ample parking, a garage, and a seamless flow of living space, it's the perfect choice for a variety of buyers. Don't miss out, arrange a viewing today!

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

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, stairs to first floor, radiator.

SITTING ROOM

4.62 x 3.14 (15'1" x 10'3")

Media wall, inset log effect electric fire, laminate wood flooring, sliding door to kitchen, radiator.

KITCHEN

2.99 x 4.56 (9'9" x 14'11")

Fitted with a range of wall and base units featuring quartz work surfaces, a stainless steel inset sink unit, and a breakfast bar with an induction hob. Includes an eye-level double oven, an Elica extractor, pan drawers, larder cupboards, and under-unit bin storage. Also benefits from an integrated dishwasher, plumbing for an automatic washer, space for an American-style fridge freezer, a vertical radiator, and laminate flooring. Open to...

DINING ROOM

3.14 x 2.59 (10'3" x 8'5")

PVC french doors to garden, velux window, laminate wood flooring, PVC rear entrance door, recessed lighting, radiator.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, laminate wood flooring, central heating radiator, velux window, recessed ceiling lights, extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

3.88 x 2.69 (12'8" x 8'9")

Fitted wardrobes, central dressing area, radiator.

BEDROOM 2

3.35 x 2.70 (10'11" x 8'10")

Fitted wardrobes and matching drawers, radiator.

BEDROOM 3

2.70 x 1.80 (8'10" x 5'10")

Radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, rainfall

shower over, shower screen, wash hand basin set in vanity unit, low flush W.C., vertical heated towel rail, fully tiled walls, tiled floor, recessed ceiling lights, extractor.

OUTSIDE

The rear garden features a raised paved seating area that leads down to a generously sized, south-westerly-facing lawn, enclosed by fencing for added privacy. This larger-than-average garden offers a real sense of seclusion. At the front, the property has a gravelled area, along with a driveway at the side leading to the garage.

GARAGE

Roller door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

