



This beautifully presented three-bedroom Victorian-era property seamlessly blends period charm with modern comfort, retaining many original features that add to its timeless appeal. Bathed in natural light, the home has a spacious, airy feel, particularly on the ground floor where the sun streams through the south-westerly facing kitchen, filling the space with warmth. The owners' impeccable taste is evident throughout, with a minimal yet homely décor that enhances the inviting atmosphere. The accommodation includes an entrance hall, a comfortable sitting room, a dining room, and a well-designed kitchen with a cleverly integrated pantry/utility area that makes the most of the available space. Upstairs, the property features three well-appointed bedrooms and a beautifully modern bathroom. A standout feature is the sun-filled rear garden, directly attached to the house and accessible through a gated entrance. This good-sized lawned garden enjoys sunlight throughout the day and includes a seating area, a shed, and a summer house, all surrounded by established trees and hedges. Additional features include three brick-built storage units and convenient side access from the front to the rear garden, making this home a rare find among terraced properties.

Tenure: Freehold. East Riding of Yorkshire Council Band A.



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

Radiator, stairs to first floor.

#### SITTING ROOM

3.63 x 3.61 (11'10" x 11'10")

Feature fireplace, gas fire, fitted cupboard to alcove with shelving, picture rail, radiator, T.V. aerial point.

#### DINING ROOM

3.68 x 3.61 (12'0" x 11'10")

Chimney recess with surround, fitted cupboard, storage cupboard, radiator, recessed ceiling lights.

#### KITCHEN

3.19 x 3.63 (10'5" x 11'10")

Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit, double electric oven, electric induction hob, cooker hood over, plumbing for automatic washing machine, integrated fridge and freezer, recessed ceiling lights, barn style rear door, laminate wood flooring, pantry area with work surface.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Hatch to roof space, fitted cupboard with shelving area.

#### BEDROOM ONE

3.61 x 3.80 (11'10" x 12'5")

Fitted cupboards, half panelled to one wall, two radiators.

#### BEDROOM TWO

3.70 x 3.04 (12'1" x 9'11")

Fitted wardrobe, shelved recess, corner dressing area with storage over, radiator.

#### BEDROOM THREE

1.86 x 3.02 (6'1" x 9'10")

Radiator.

#### BATHROOM

Contemporary white suite, low flush W.C., hand basin set in vanity unit, panelled bath with shower over, shower screen, ladder style towel rail, tiled walls, tiled floor, velux style window, extractor fan.

#### OUTSIDE

A standout feature is the sun-filled rear garden, directly attached to the house and accessible through a gated entrance. This good-sized lawned garden enjoys sunlight throughout the day and includes a seating area, a shed, and a summer house, all surrounded by established trees and hedges. Additional features include three brick-built storage units and convenient side access from the front to the rear garden.

### ADDITIONAL INFORMATION

#### SERVICES

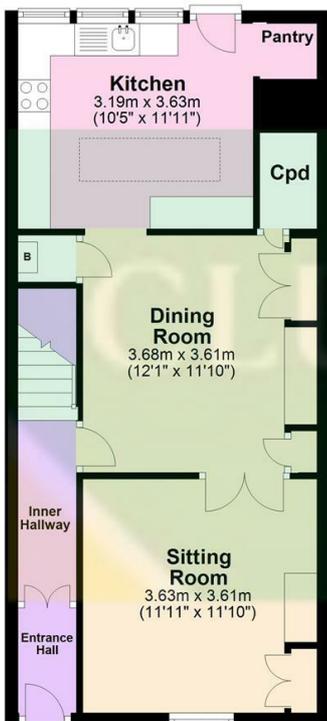
Mains water, gas, electricity and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.



**Ground Floor**  
Approx. 49.3 sq. metres (530.9 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 93.5 sq. metres (1005.9 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

**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**

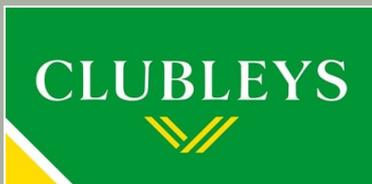
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](mailto: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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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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.