



#### 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

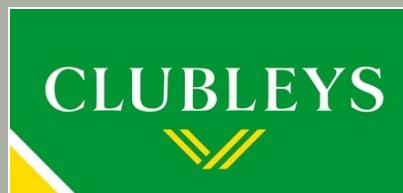
#### FREE VALUATIONS FOR SALE

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.

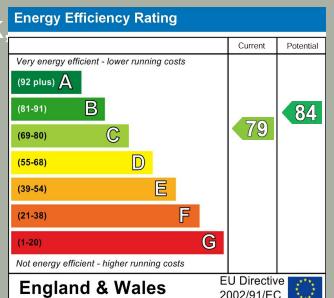
#### MATERIAL INFORMATION

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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com



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 ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Front entrance door, tiled floor, radiator, double doors to Entrance Hall.

### ENTRANCE HALL

Wooden flooring, exposed beams, staircase to first floor, cupboard under, radiator.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, wooden flooring, radiator.

### SITTING ROOM

5.98m x 3.62m (19'7" x 11'10")  
 Brick inglenook fireplace, wooden mantle, exposed beams, T.V. aerial point, telephone point, two radiators, PVC french doors to garden.

### DAY ROOM

3.45m x 4.98m (11'3" x 16'4")  
 T.V. aerial point, exposed beams, two radiators.

### OPEN PLAN KITCHEN

5.50m x 5.73m (18'0" x 18'9")  
 Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, free standing Rangemaster, extractor hood over, integrated fridge/freezer, integrated dishwasher, exposed beams, recessed ceiling lights, tiled floor, part tiled walls, PVC french doors to garden, radiator.

### UTILITY

Fitted base units comprising single drain stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, PVC rear entrance door, radiator, extractor, door to garage.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Two radiators.

#### BEDROOM ONE

5.38m x 4.88m (17'7" x 16'0")  
 T.V. aerial point, telephone point, exposed beams, two radiators.

#### EN SUITE

Four piece suite comprising panelled bath, mixer tap shower attachment, walk in shower cubicle, low flush

W.C., wash hand basin set in vanity unit, part tiled walls, recessed ceiling lights, radiator, extractor.

#### BEDROOM TWO

6.01m x 3.66m (19'8" x 12'0")  
 T.V. aerial point, exposed beams, two radiators.

#### EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, exposed beams, radiator, extractor, airing cupboard housing hot water cylinder, velux window.

#### BEDROOM THREE

4.22m x 2.98m (13'10" x 9'9")  
 Access to loft space (part boarded), light, telephone point, radiator.

#### BEDROOM FOUR

3.03m x 2.63m (9'11" x 8'7")  
 T.V. aerial point, telephone point, radiator.

#### BEDROOM FIVE

3.03m x 2.14m (9'11" x 7'0")  
 Radiator.

#### OUTSIDE

Outside, the property enjoys a private rear garden with a paved seating area, lawns to three sides, fenced boundaries and side gated access. To the front, there is a neat lawn with established shrubs and a block-paved driveway leading to the garage.

#### GARAGE

5.36m x 4.93m (17'7" x 16'2")  
 Electric roller door, power and light, wall mounted gas fired central heating boiler.

#### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.

