

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.

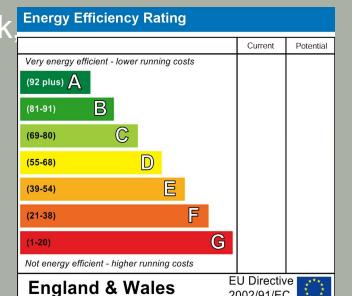
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

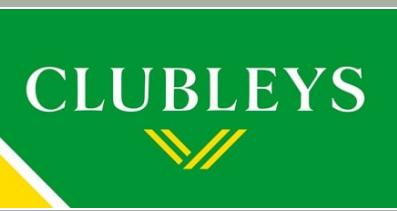
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any 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.



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 three-bedroom detached family home combines contemporary style with a welcoming, homely feel. The entrance hall leads to a dining kitchen refreshed by the current owners with new cupboard doors, worktops, and an integrated fridge, while the sitting room overlooks the rear garden and opens via large bi-folding doors onto a newly paved patio. A downstairs WC completes the ground floor. Upstairs, the master bedroom benefits from an en suite, with two further bedrooms served by a modern family bathroom. Additional improvements include carpets throughout, a recently fitted boiler (November 2025), and an electric garage roller door. Outside, the rear garden is fenced and laid mainly to lawn, providing a generous space to relax, entertain, or personalise, while the front offers extended parking and access to the integral garage, completing this thoughtfully maintained family home.

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



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

THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

PVC front entrance door, radiator, tiled flooring.

DINING KITCHEN

4.26 x 3.53 (13'11" x 11'6")

Fitted with a range of wall and base units comprising work surfaces, upstand, 1.5 bowl stainless steel sink unit, four ring gas hob, eye level electric oven, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recessed ceiling lights, tiled flooring, radiator, internal door to garage, stairs to first floor.

W.C.

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

SITTING ROOM

3.52 x 6.30 (11'6" x 20'8")

Bi-fold doors opening onto rear garden, T.V. aerial point, telephone point, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard, radiator.

BEDROOM ONE

3.31 x 3.55 (10'10" x 11'7")

T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising wall hung low flush W.C., wall hung wash hand basin, chrome mixer taps, step into shower cubicle, tiled flooring, part tiled walls, recessed ceiling lights, extractor fan, chrome ladder style towel radiator.

BEDROOM TWO

3.41 x 2.64 (11'2" x 8'7")

T.V. aerial point, radiator.

BEDROOM THREE

2.40 x 3.55 (7'10" x 11'7")

T.V. aerial point, radiator.

FAMILY BATHROOM

Three piece suite comprising wall hung W.C., wall hung wash hand basin, chrome mixer taps, panelled bath with shower over, glass shower screen, tiled

flooring, partially tiled walls, recessed ceiling lights, extractor fan, chrome ladder style towel rail, fitted cupboard housing hot water cylinder.

OUTSIDE

The rear garden is fenced and mainly laid to lawn, with a newly paved patio. The front offers extended parking and access to the integral garage. EV charging point.

GARAGE

5.22 x 2.62 (17'1" x 8'7")

Electric roller garage door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

The Vendor informs us that the property is subject to a Maintenance Charge of approximately £360.00 per annum, however, this may be subject to change and will be confirmed with Solicitors.

SERVICES

Mains electricity, gas, water and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

