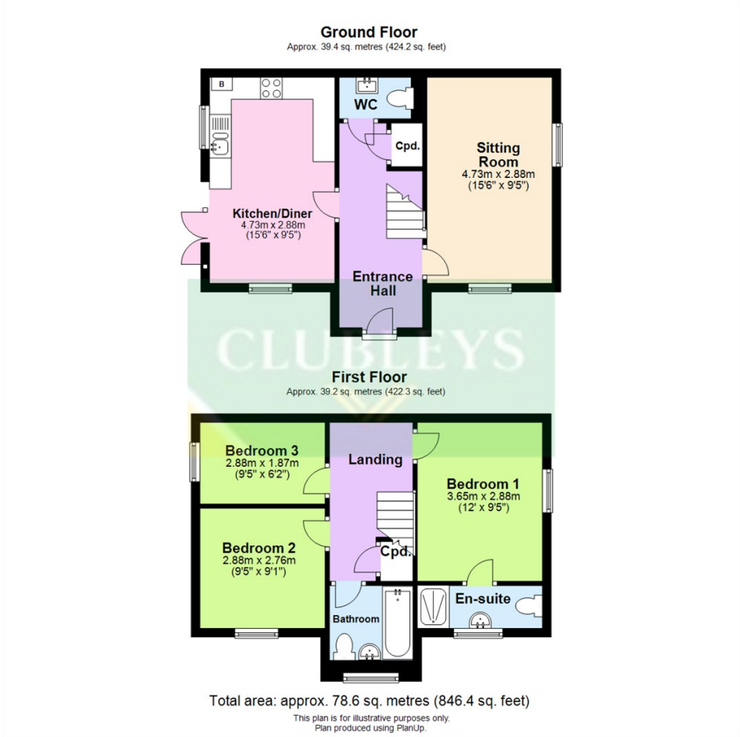


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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

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.

CLUBLEYS

14, Bell Garth, Market Weighton, YO43 3GQ
£265,000







Stylish three-bedroom detached home with attractive kerb appeal, modern kitchen/diner with French doors, landscaped low-maintenance garden and off-road parking for two cars.

Beautifully maintained and stylishly presented, this attractive three-bedroom detached home boasts pleasing symmetrical kerb appeal, a contemporary kitchen/diner with French doors to the garden, and a low-maintenance outdoor space ideal for year-round entertaining. The accommodation includes an inviting entrance hall with downstairs cloakroom, a deceptively spacious sitting room, and a modern kitchen/diner perfect for family life. Upstairs offers three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, alongside a sleek family bathroom. Outside, the enclosed rear garden has been thoughtfully designed for al fresco dining, while off-road tandem parking for two cars is conveniently located to the rear. Viewing is highly recommended to appreciate the quality and layout of this appealing home.
Tenure: Freehold East Riding of Yorkshire Council- Council Tax Band D

rightmove www.clubleys.com ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: D

clubleys.com

LOCATION
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
Front entrance door, stairs to first floor with cupboard under, radiator.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin, tiled floor, part tiled walls, recessed ceiling lights, extractor fan.

KITCHEN
Fitted with range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, gas hob with extractor hood over, eye level electric oven, integrated fridge freezer, integrated washing machine, recessed ceiling lights, tiled floor, radiator, cupboard housing wall mounted gas fired central heating boiler, French doors to garden.

SITTING ROOM
TV aerial point, radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Radiator, access to loft space, fitted cupboard.

BEDROOM ONE
Radiator.

EN SUITE
Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator, recessed ceiling lights, extractor fan.

BEDROOM TWO
Radiator.

BEDROOM THREE
Radiator.

BATHROOM
Three piece white suite comprising panelled bath, low flush WC, wash hand basin, tiled floor, part tiled walls, recessed ceiling lights, radiator.

OUTSIDE
Outside is a delightfully low maintenance enclosed rear garden, designed to be enjoyed all year round for al fresco dining and entertaining. Off road tandem parking for two cars can be found to the rear of the property. Pergola and two garden sheds.

ADDITIONAL INFORMATION
There is an annual estate maintenance service charge of £169.65. Subject to confirmation from Solicitors.

APPLIANCES
No appliances have been tested by the agent.

SERVICES
Mains gas, water, electricity and drainage.



