



Fernleigh 39, Holme Road,
York, Market Weighton, YO43 3EQ
£270,000



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 charming three-bedroom semi-detached Victorian home blends period character with modern comfort, boasting a south-facing rear garden, beautiful bay-fronted sitting room with a log-burning stove, and generous living space throughout. An inviting entrance porch, ideal for coats and shoes, leads into the hall and through to the front sitting room and a separate dining room with an open fire. The well-proportioned kitchen offers space for a breakfast table, French doors to the garden, and access to a useful utility room and WC. Upstairs, three good-sized bedrooms and a family shower room. Outside, the attractive rear garden features a block-paved seating area, planted borders, gravelled sections with a log store and shed, a lawn and decked area with a summer house, all enclosed by fencing with gated access to the front. A side gravelled driveway completes this appealing period property.

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

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THE ACCOMMODATION COMPRISES**ENTRANCE PORCH**

Front entrance door, decorative tiled floor.

ENTRANCE HALL

Radiator, picture rail, stairs leading to the first floor.

SITTING ROOM

3.95m x 3.80m (12'11" x 12'5")

The room features a bay window and a log burner set on a tiled hearth with a wooden mantle.

DINING ROOM

3.67m x 3.29m (12'0" x 10'9")

An open fire with a tiled hearth, decorative inset tiles, and a wooden surround and mantle.

KITCHEN

7.84m x 2.63m (25'8" x 8'7")

Fitted with a range of wall and base units comprising a double Belfast sink unit, plumbing for a tumble dryer, plumbing for an automatic washer, an extractor hood, and a cupboard housing the wall-mounted gas-fired central heating boiler, along with two radiators.

UTILITY AREA

Includes plumbing for an automatic washer, a work surface, a PVC rear entrance door, and a fitted cupboard

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin, vertical heated towel rail, part tiled walls, extractor.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space.

BEDROOM 1

3.97m max x 5.16m max (13'0" max x 16'11" max)

Decorative fireplace, radiator, ceiling coving.

BEDROOM 2

3.66m x 3.29m (12'0" x 10'9")

Decorative fireplace, radiator, ceiling coving, picture rail.

BEDROOM 3

3.61m x 2.62m (11'10" x 8'7")

Laminate flooring, radiator.

SHOWER ROOM

Three piece white suite comprising walk in shower cubicle, wash hand basin set in vanity unit, low flush WC, vertical heated towel rail.

OUTSIDE

The south-facing rear garden offers a wonderful mix of block-paved seating, planted borders, gravelled areas with a log store and shed, a lawn, and a decked terrace with a summer house. Fully enclosed with gated access to the front, the property also benefits from a side gravelled driveway.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been accepted by the agent.

