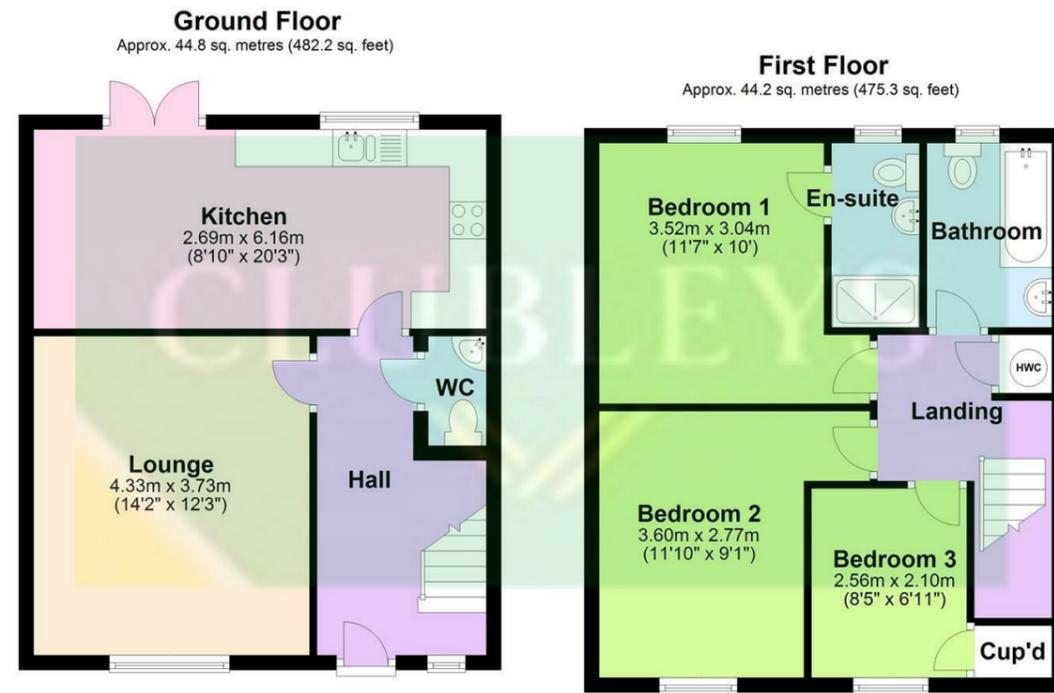




9, Cooper Street,
Market Weighton, YO43 3FR
£285,000



Total area: approx. 89.0 sq. metres (957.5 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 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 | 89 |

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 beautifully presented three-bedroom detached family home, offered with no onward chain, provides stylish, modern living in a desirable setting. The heart of the home is the spacious kitchen and dining area, featuring sleek white gloss units, integrated appliances, and French doors opening onto the south-east facing rear garden, perfect for family gatherings and entertaining. To the front, a bright and welcoming sitting room provides the ideal space to relax, while the entrance hall includes stairs to the first floor and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom with en-suite, and a modern family bathroom. Outside, the property enjoys a side driveway providing ample parking and a detached garage, with an attractive front garden laid with gravel and shrubs. To the rear, a beautifully maintained garden offers a paved seating area, lawn, decked space, and a useful garden shed, mature flowers, shrubs, and trees, all enclosed by fence boundaries with side gated access. Presented in excellent order throughout, this home is ready to move straight into and enjoy.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate wood flooring, stairs to first floor, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled floor, recessed ceiling lights.

SITTING ROOM

4.33 x 3.73 (14'2" x 12'2")

T.V. aerial point, laminate wood flooring, two radiators.

KITCHEN DINER

2.69 x 6.16 (8'9" x 20'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, plumbing for automatic washing machine, cupboard housing wall mounted gas fired central heating boiler, radiator, PVC french doors to garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, fitted cupboard housing hot water cylinder.

BEDROOM ONE

3.52 x 3.04 (11'6" x 9'11")

T.V. aerial point, fitted wardrobes to one wall, radiator.

EN SUITE

Two piece suite comprising step in shower cubicle, wash hand basin, low flush W.C., part tiled walls, tiled floor, extractor, chrome heated towel rail.

BEDROOM TWO

2.56 x 2.10 (8'4" x 6'10")

T.V. aerial point, radiator.

BEDROOM THREE

2.56 x 2.10 (8'4" x 6'10")

Fitted cupboard, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin, chrome heated towel rail, tiled floor, part tiled walls, recessed ceiling lights, extractor.

OUTSIDE

Outside, the property offers a side driveway with ample parking and a detached garage. The front garden is attractively laid with gravel and shrubs, while the rear boasts a beautifully maintained south-east facing garden with a paved patio, lawn, decked area, and garden shed, all enclosed by fencing with side gated access.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £155.00 half yearly maintenance charge. This will be confirmed with Solicitors.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

