

CLUBLEYS

22 Ash Grove, Market Weighton, YO43 3DY

£380,000



Standing on the edge of this popular estate built by David Wilson, this substantial five bedroom detached property offers a wealth of accommodation spanning across three storeys.

The welcoming entrance hall gives access to a lounge with coal effect electric fire, across from a separate dining room used by the current owners as a cosy snug. The kitchen diner to the rear looks out across the landscaped garden and leads through to a separate utility area. There is also the added benefit of a downstairs cloakroom.

Upstairs are four good sized bedrooms, with an en suite shower room to bedroom two, and a family bathroom serving the other three bedrooms.

A further staircase leads to the stunning master suite spanning the entirety of the second floor with dressing area and en suite bathroom.

Outside the rear garden has been beautifully designed to create an idyllic setting. A separate driveway accesses the detached double garage to the rear.



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, radiator and stairs to the first floor with cupboard under housing panel for house alarm.

SITTING ROOM

21'5" x 12'9"

Coal effect electric fire having marble effect inset and hearth and wood surround. Two radiators, TV aerial outlet and French doors to the rear garden.

DINING ROOM

10'0" x 11'7"

Radiator.

KITCHEN

10'8"x x 18'5"

Range of wall and floor units having complementary work surfaces incorporating one and a half bowl sink unit, electric double oven, gas hob with hood over, integrated fridge freezer and integrated dishwasher. Tiled floor, radiator and French doors to the rear garden.

UTILITY ROOM

Base units comprising stainless steel sink unit, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted gas fired combination central heating and hot water boiler. Tiled floor and radiator.

FIRST FLOOR

LANDING

Radiator and storage cupboard.

BEDROOM TWO

10'8" x 16'8"

Fitted wardrobe and radiator.

EN-SUITE SHOWER ROOM

White suite comprising low flush WC, shower cubicle and pedestal wash hand basin with tiled splash back, extractor fan, ladder style heated towel radiator.

BEDROOM THREE

11'4" x 12'9"

Radiator.

BEDROOM FOUR

9'10" x 12'9"

Radiator.

BEDROOM FIVE

9'2" x 11'7"

Radiator.

BATHROOM

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin with tiled splash back, part tiled walls, extractor fan, ladder style heated towel radiator.

SECOND FLOOR

LANDING.

Radiator and fitted storage cupboard.

BEDROOM ONE

15'8" x 12'9"

Radiator and TV aerial outlet.

DRESSING ROOM

Fitted wardrobes to one wall, radiator.

EN-SUITE SHOWER ROOM.

White suite comprising shower cubicle, low flush WC, pedestal wash hand basin and panelled bath. Ladder style towel radiator, partially tiled walls and extractor fan.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

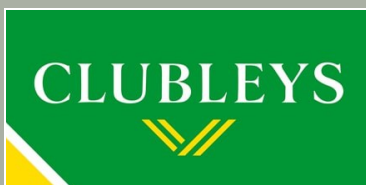
FREE VALUATIONS FOR SALE

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.

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		79	86
		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.