



Early inspection is essential to fully appreciate this beautifully presented three bedroom semi detached family home. The property is tastefully decorated throughout with stylish contemporary fixtures and fittings. The accommodation briefly comprises entrance hall, cloakroom, sitting room and dining kitchen to the downstairs. Upstairs are three bedrooms with an en suite shower room to the master, and a family bathroom. The rear garden is fully enclosed having a paved patio directly adjacent to the house and a well manicured lawn. Two parking spaces to the front of the property provide off street parking.



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, staircase to first floor.

CLOAKROOM

Two piece white suite comprising low flush wc, pedestal wash hand basin with tiled splash back, radiator, tiled floor.

KITCHEN/DINER

4.72 x 2.78 (15'6" x 9'1")

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, stainless steel sink unit, electric oven and gas hob, extractor over, plumbed for automatic washing machine, tiled floor, radiator, cupboard housing wall mounted gas fired central heating boiler.

SITTING ROOM

3.19 x 4.98 (10'6" x 16'4")

TV aerial point, radiator, fitted cupboard, french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

2.69 x 2.79 (8'10" x 9'2")

TV aerial point, radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush wc, pedestal wash hand basin with tiled splash back, tiled floor, part tiled walls, radiator, extractor fan.

BEDROOM 2

2.88 x 2.77 (9'5" x 9'1")

Radiator.

BEDROOM 3

3.19 max x 2.13 (10'6" max x 7'0")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, pedestal ash hand basin, low flush wc, tiled floor, part tiled walls, radiator, extractor fan.

OUTSIDE

To the rear the garden is lawned with paved patio area, fenced boundaries and side gated access. To the front is parking for two vehicles.

ADDITIONAL INFORMATION

Service charge on estate, awaiting confirmation please ask for further details.

SERVICES

Mains water, gas, electricity and drainage.

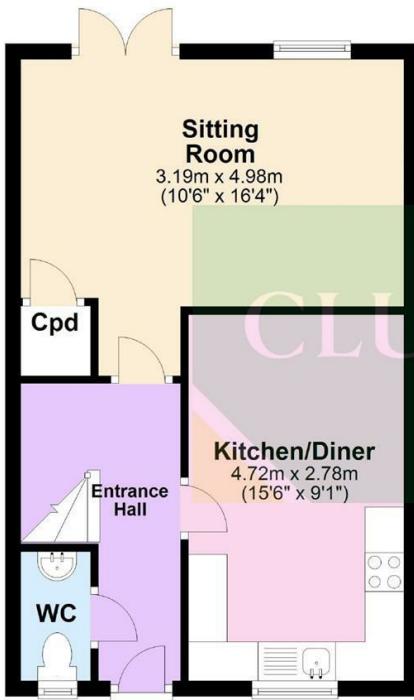
APPLIANCES

No appliances have been tested by the agent.



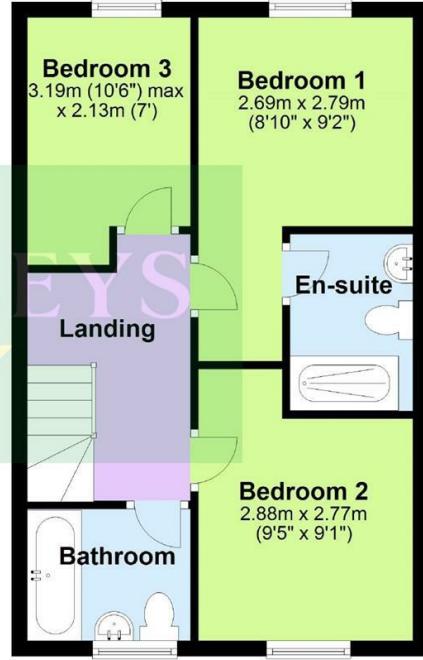
Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 79.8 sq. metres (858.9 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

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.

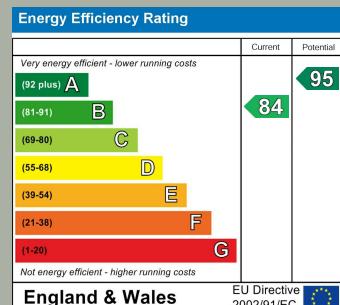
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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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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.