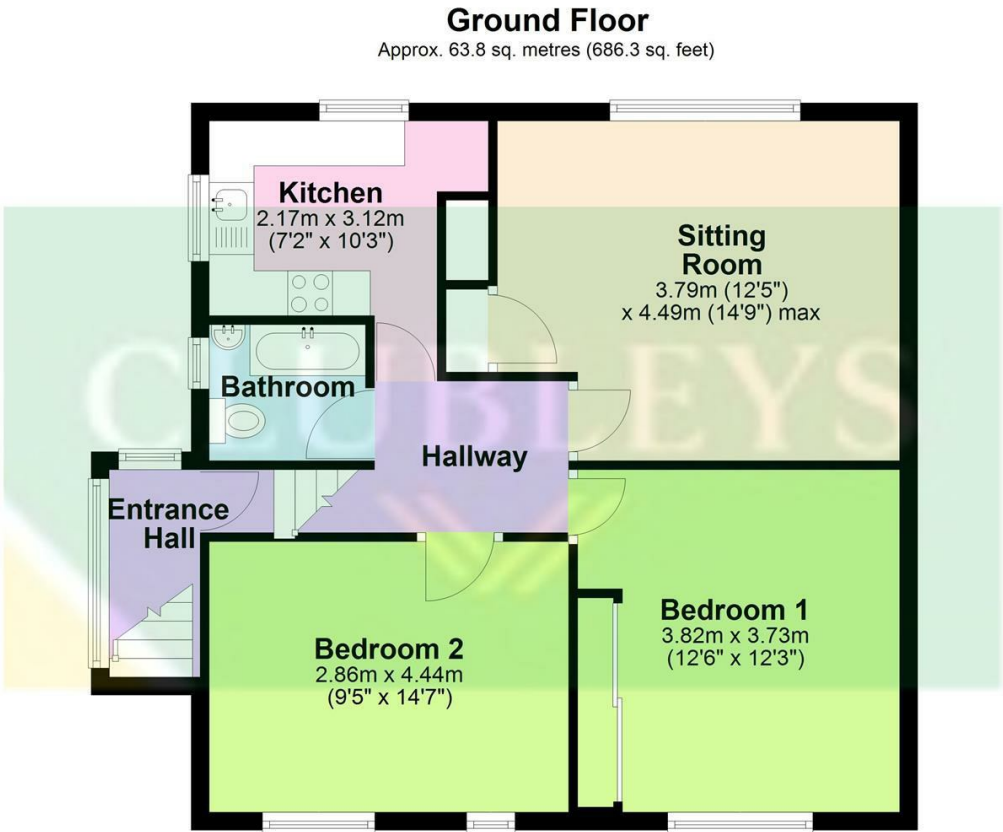




84, Southgate,
Market Weighton, YO43 3BJ
£130,000



Total area: approx. 63.8 sq. metres (686.3 sq. feet)

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.

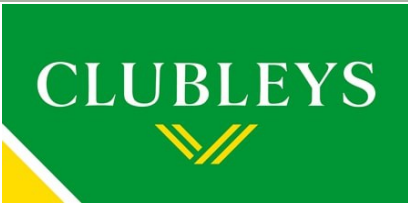
MATERIAL INFORMATION

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.

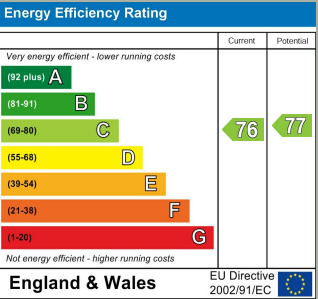
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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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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.



A well presented first floor flat in good decorative order and ready to move into. The accommodation is bright and well proportioned and benefits from the rare advantage for a flat of a private rear garden, laid mainly to lawn and planted with an attractive range of mature shrubs. The garden is well maintained and provides a peaceful outdoor space and benefits from a private parking space. Conveniently located on Southgate close to local shops and amenities, with good links to York, Hull and Beverley. An excellent choice for first time buyers, downsizers or investors. Early viewing advised.
Tenure: Leasehold. East Riding of Yorkshire Council BAND: A



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front entrance door, stairs leading to first floor.

SITTING ROOM

0.91m.24.08mm x 1.22m.14.94mm (3.79m x 4.49m)
Modern electric fire, radiator, recessed ceiling lights, ceiling coving, fitted cupboard.

KITCHEN

2.17m x 3.12m (7'1" x 10'2")
Fitted with a range of wall and base units comprising stainless steel sink unit, electric oven and hob and radiator.

BEDROOM ONE

3.82m x 3.73m (12'6" x 12'2")
Fitted wardrobe, radiator, ceiling coving.

BEDROOM TWO

2.86m x 4.44m (9'4" x 14'6")
Radiator, ceiling coving.

BATHROOM

Three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.

OUTSIDE

The private rear garden is laid mainly to lawn and planted with an attractive range of mature shrubs. The garden is well maintained and provides a peaceful outdoor space with a decked area and summer house. The property benefits from a private parking space.

ADDITIONAL INFORMATION

The vendors have advised us of the following service charge of £65.90 per annum, Ground Rent of £10 per annum and building insurance of £28.53 per annum. The lease commenced in 1990 and is 125 years. (All to be confirmed by a solicitor)

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

