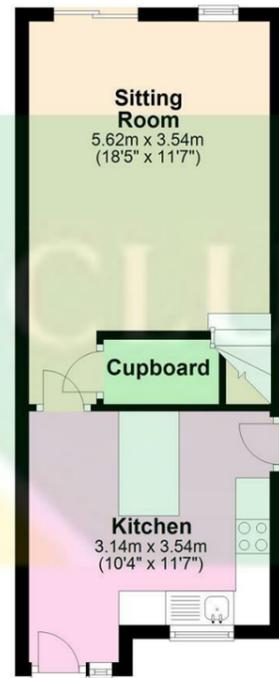


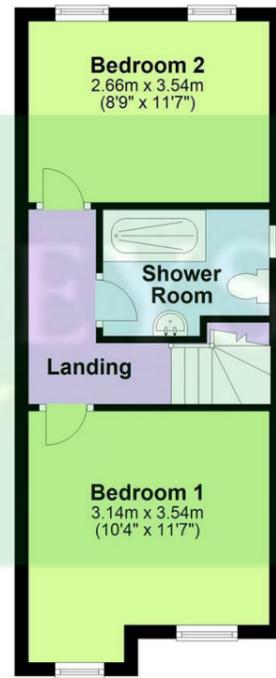


27, Southfield Park,
Market Weighton, YO43 3QL
£165,000

Ground Floor
Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 64.1 sq. metres (689.5 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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

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.

A spacious and well-presented two-bedroom end-terrace home, offered to the market with no onward chain. To the rear, a bright and airy sitting room features patio doors opening onto a sunny south-west facing garden, creating an ideal space for both relaxing and entertaining. The well-appointed fitted kitchen provides ample storage, generous worktop space, integrated appliances and a convenient breakfast bar, perfectly suited to modern living. Upstairs, there are two well-proportioned bedrooms and a shower room. Externally, the low-maintenance rear garden offers paved and gravelled seating areas with fenced boundaries, providing a blank canvas for colourful planting, while the side of the property is block paved with gated access leading to the garage. A block-paved driveway to the front provides valuable off-street parking, completing this attractive and ready-to-move-into home.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**BREAKFAST KITCHEN**

3.14 x 3.54 (10'3" x 11'7")

Fitted with a range of wall and base units comprising work surfaces, single drainer sink unit, double electric oven with gas hob and extractor over, integrated dishwasher, integrated fridge and freezer, plumbing for automatic washer, central breakfast bar with drawers under, larder unit, recessed ceiling lights, cupboard housing wall mounted gas fired central heating boiler, radiator, integrated microwave, Pvc front and side entrance door.

SITTING ROOM

5.62 x 3.54 (18'5" x 11'7")

Wall mounted electric fire, TV aerial outlet, telephone point, stairs leading to first floor with storage cupboard under, Pvc patio doors lead to the rear garden.

FIRST FLOOR**LANDING**

Access to loft space.

BEDROOM ONE

3.14 x 3.54 (10'3" x 11'7")

Radiator.

BEDROOM TWO

2.66 x 3.54 (8'8" x 11'7")

Radiator.

SHOWER ROOM

Walk in shower, low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, chrome ladder style radiator, extractor fan.

OUTSIDE

Externally, the property benefits from a low-maintenance rear garden with paved and gravelled seating areas and fenced boundaries, providing an ideal space for outdoor seating or potted planting. The side of the property is block paved with gated access leading to the garage, while the front offers a block-paved driveway providing off-street parking.

STORE

Up and over door, power and light

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

