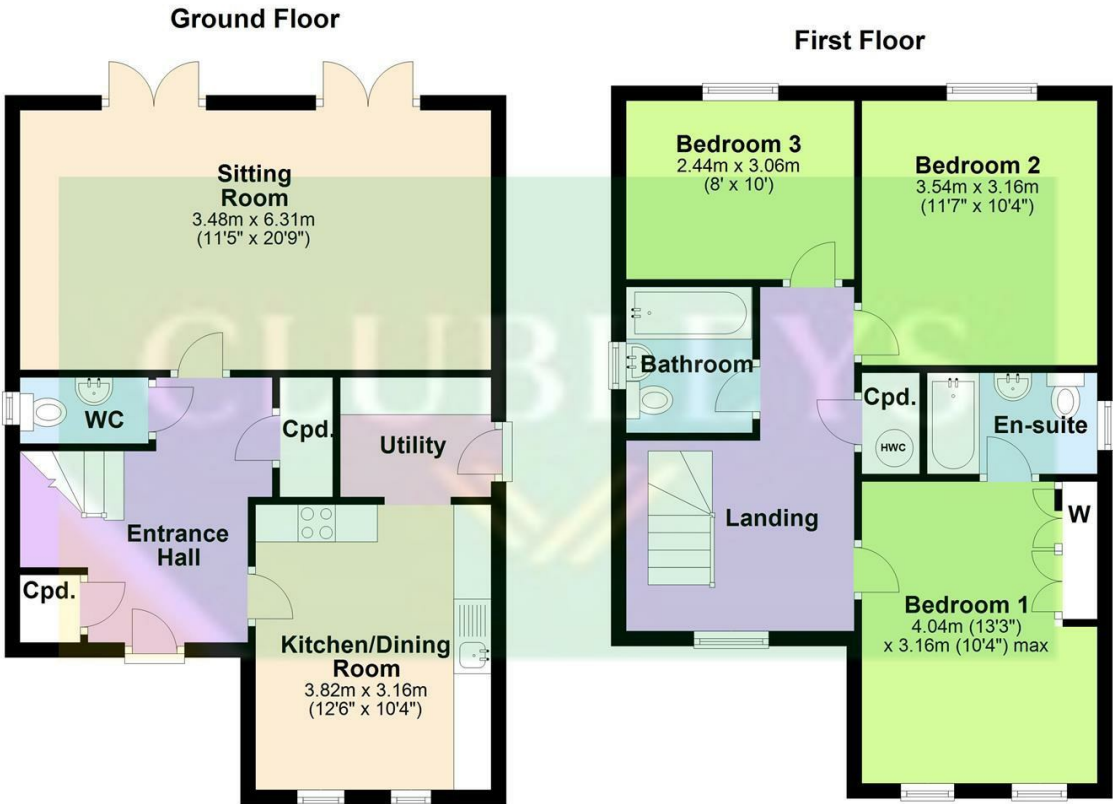


Aloisia, 16, Medforth Street,
Market Weighton, YO43 3FF
£285,000



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

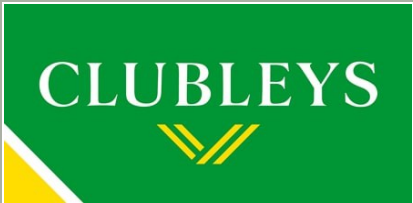
FREE VALUATIONS FOR SALE

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.

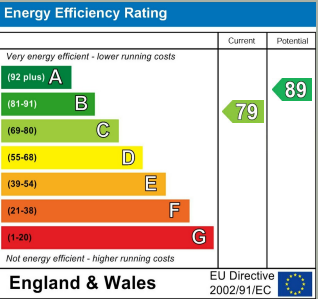
MORTGAGES

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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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.



Welcome to this exceptional three-bedroom detached house that exudes a sense of space from the moment you enter the hallway featuring two fitted storage cupboards. Ascend the stairs to the first floor, where the generous landing further enhances the overall feeling of openness. The main floor boasts a well-appointed kitchen diner flooded with natural light from three windows, offering ample cupboard and counter space. A convenient utility room with access to the side and rear adds practicality to the layout. The sitting room, situated at the rear of the property, opens up to the rear garden through two French doors. Upstairs, three bedrooms provide comfortable living, with the main bedroom featuring fitted wardrobes and an en-suite shower room. A family bathroom completes the upper level. Outside, the south facing rear garden has a paved patio and lawned area with fence boundaries and side gated access. There is a garden shed and convenient storage area for bins. The front is low maintenance with a driveway, adding to the overall appeal of this truly spacious and well-designed home. Tenure: Freehold. East Riding of Yorkshire Council Band: D.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, stairs to first floor, two fitted cupboards, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin with tiled splashback, radiator.

KITCHEN DINER

3.82 x 3.16 (12'6" x 10'4")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven, gas hob, extractor hood over, under counter space, radiator.

UTILITY

Fitted wall and base units comprising work surfaces, plumbing for automatic washer, wall mounted gas fired central heating boiler, rear entrance door.

SITTING ROOM

3.48 x 6.31 (11'5" x 20'8")

Two radiators, two French doors to garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, radiator, airing cupboard housing hot water cylinder.

BEDROOM ONE

4.04 x 3.16 (13'3" x 10'4")

Fitted wardrobes to one wall, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin with tiled splashback, low flush W.C., heated ladder towel rail, extractor.

BEDROOM TWO

3.54 x 3.16 (11'7" x 10'4")

Radiator.

BEDROOM THREE

2.44 x 3.06 (8'0" x 10'0")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin with tiled splashback, low flush W.C., heated ladder towel rail, part tiled walls, extractor.

OUTSIDE

Outside, the south facing rear garden has a paved patio and lawned area with fence boundaries and side gated access. There is also a garden shed and convenient storage area for bins. The front is low maintenance with driveway.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

