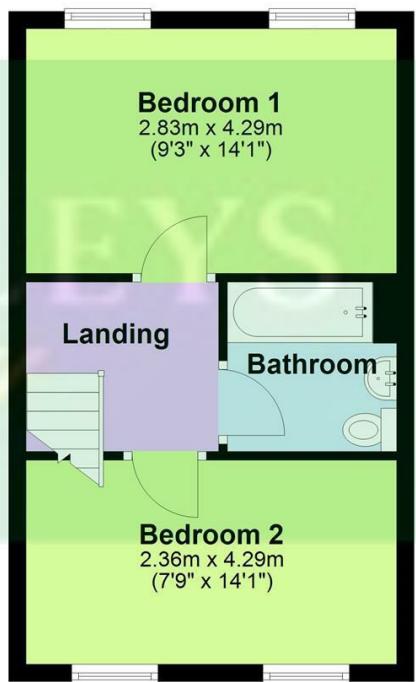


Ground Floor
Approx. 31.7 sq. metres (341.6 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 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.

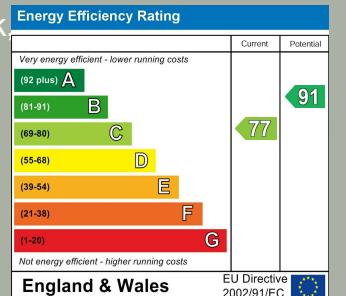
MORTGAGES

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

CLUBLEYS



A beautifully presented mid-terrace home with the rare advantage of a block paved driveway and garage, offering stylish and well-planned accommodation throughout. This charming property features a welcoming entrance hall leading to a comfortable sitting room and a modern fitted kitchen/diner complete with integrated appliances and French doors opening onto a delightful cottage-style rear garden—perfect for entertaining or relaxing. Upstairs boasts two generously sized bedrooms, including an impressive main bedroom spanning the full width of the rear of the property. The second bedroom has been exceptionally well designed to maximise space, featuring fitted wardrobes, shelving, a desk area and a built-in three-quarter bed. A contemporary family bathroom completes the first floor. Externally, the rear garden is attractively gravelled with a variety of trees and shrubs, along with space for bins and a shed, enclosed by fenced boundaries and benefitting from rear gated access. The low-maintenance frontage further enhances the appeal of this superb home, making it an ideal purchase for first-time buyers, downsizers or investors alike.

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

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, laminate wood flooring.

SITTING ROOM

3.79 x 3.35 (max.) (12'5" x 10'11" (max.))
 Marble effect inset and heart, wooden surround and mantle, T.V. aerial point, laminate wood flooring, ceiling coving, two radiators.

KITCHEN/DINER

3.44 max x 4.28 (max.) (11'3" max x 14'0" (max.))
 Fitted with a range of wall and base units comprising work surfaces, electric oven, gas hob, extractor hood over, 1.5 bowl ceramic sink unit, wall mounted gas fired central heating boiler, integrated freezer, integrated fridge, integrated washing machine, laminate wood flooring, extractor, part tiled walls, recessed ceiling lights, ceiling coving, radiator, French doors to garden.

W.C.

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

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, ceiling coving, radiator.

BEDROOM ONE

2.83 x 4.29 (9'3" x 14'0")
 T.V. aerial point, ceiling coving, two radiators.

BEDROOM TWO

2.36 x 4.29 (7'8" x 14'0")
 Fitted wardrobes, desk and shelves, fitted three quarter bed with shelving above, T.V. aerial point, recessed ceiling lights, ceiling coving, laminate wood flooring, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, pedestal wash hand basin, low flush W.C., part tiled walls, tiled floor, recessed ceiling lights, extractor, radiator.

OUTSIDE

Externally, the property continues to impress with its attractive and low-maintenance outdoor spaces. To

the front, there is a neat, easy-care frontage alongside a block paved driveway providing off-road parking and access to the garage. The rear garden enjoys a charming cottage-style feel and has been thoughtfully gravelled for minimal upkeep, complemented by a variety of mature trees and shrubs that add colour and interest throughout the seasons. Enclosed by fence boundaries and benefitting from rear gated access, the garden also offers a practical area for bins and a shed, creating a private yet functional outdoor space ideal for relaxing or entertaining.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.

