



QUICK & CLARKE
The Property Specialists

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20 Lambert Close, Market Weighton YO43 3BE
£234,995

- Vacant possession - No Forward Chain
- Well-proportioned family house
- Southerly facing garden
- Large double garage
- Head of cul-de-sac location
- Value for money
- Council tax band C
- EPC rating D

Offered to the market with no onward chain and boasting a large double garage and southerly facing garden, this family house has huge appeal. Well-proportioned throughout and with three double bedrooms, a generous sized kitchen, a very good sized living room and downstairs cloakroom, the property has also been extended with a southerly facing conservatory.

Offering huge potential and in a location which provides convenient access to the amenities in the centre of Market Weighton, viewing is highly recommended.

LOCATION

The property is located at the head of the cul-de-sac forming Lambert Close. Lambert Close lies just to the south east of the centre of Market Weighton and is accessed off Sancton Road close to the large Tesco supermarket. This position is convenient for all of the amenities of the town centre and ideal for accessing the road network which links the town with York, Beverley, Hull and the East Coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

16' x 13'2 reducing to 8'11 (4.88m x 4.01m reducing to 2.72m)

A very well-proportioned living room which provides for flexibility of living space with room for both living and dining room furniture. The focal point of the room is an attractive timber fireplace housing a gas living flame fire in a Victorian style arched inset. French doors open into the conservatory.

KITCHEN

10'5 x 16' (3.18m x 4.88m)

Positioned to the front of the property and being the main access point into the house with a uPVC ornate glazed panelled front door. The kitchen offers a good range of wall and base storage units with beech style fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring electric hob with extractor over, composite sink and drainer, space and plumbing for washing machine, window to the front elevation and stairs to the first floor accommodation. Modern wall-mounted Worcester Bosch boiler. A door gives access to:

DOWNSTAIRS CLOAKROOM

Vanity wash basin and close coupled WC.

CONSERVATORY

11'7 x 9'11 (3.53m x 3.02m)

uPVC glass panelled doors opening out onto the southerly facing garden.

FIRST FLOOR LANDING

BEDROOM 1

12'5 x 9'5 (3.78m x 2.87m)

Fitted wardrobes and window to the front elevation.

BEDROOM 2

11'5 x 7'11 (3.48m x 2.41m)

Fitted wardrobes and window to the rear elevation.

BEDROOM 3

7'10 x 7'10 (2.39m x 2.39m)

Window to the rear elevation.

BATHROOM

Three piece sanitary suite comprising panelled bath with electric shower over, close coupled WC and pedestal wash basin. Partially tiled walls, window to the rear elevation and cupboard over the stairs.

OUTSIDE

The property is set back from the head of the cul-de-sac with a tarmac drive leading up to the garage and providing parking for two cars. The front garden has been laid under gravel for ease of maintenance.

The position of the property provides for a larger than average rear garden which is southerly facing and has a central lawn. With flagged seating areas there is also a shed for storage.

DOUBLE GARAGE

21'10 x 16'10 (6.65m x 5.13m)

The garage is a key feature of the property ideal for hobbyists and classic car or bike enthusiasts, having double up & over door to the front, side courtesy door and three windows. Supplied with light and power there is also the option of further storage in the roof space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024