



7, Carpenter Close,
Market Weighton, YO43 3FL
£430,000



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(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.

Standing on an enviable plot within this popular development by David Wilson Homes, this immaculately presented five bedroom detached property offers in excess of 2000 sq ft of accommodation arranged over three floors. The property is in excellent order throughout, being decorated in neutral tones, most rooms have multiple windows giving a light an airy feel throughout. The master suite occupies the entire top floor, whilst a guest bedroom also offers an en suite. Downstairs there are two reception rooms plus an open plan family dining kitchen with doors out to the gardens. The rear lawned garden offers a degree of privacy and has been designed with socialising in mind. One of the highlights is the garden room, measuring approximately 11.5 ft x 18 ft and extended veranda. Within this space, you'll find a well appointed bar, a perfect space for entertaining family and friends. There is a lawned garden to the front with views over a children's play area. A side driveway provides off street parking and access to a detached garage. A perfect property to suit the whole family, viewing is recommended.

East Riding of Yorkshire Council Band: F. Tenure: Freehold.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, stairs to first floor with cupboard under, telephone point.

W.C.

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

SITTING ROOM

6.53 m x 3.88 m (21'5" m x 12'8" m)
Modern wall mounted log effect electric fire, two radiators, T.V. aerial point, French doors to rear garden.

DINING ROOM

3.03 m x 3.54 m (9'11" m x 11'7" m)
Radiator.

KITCHEN/DINER

3.25 m x 5.62 m (10'7" m x 18'5" m)
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, double electric oven, gas 6 ring hob, extractor over, integrated fridge/freezer, integrated dishwasher, wine fridge, under unit lighting, plinth lighting, radiator, PVC French doors to garden, PVC side door.

UTILITY ROOM

1.74 m x 2.36 m (5'8" m x 7'8" m)
Fitted base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washer, wall mounted gas fired central heating boiler, radiator, rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Fitted cupboard, radiator, stairs to second floor.

BEDROOM TWO

3.30 m x 5.05 m (10'9" m x 16'6" m)
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., extractor, shaver point, heated towel rail.

BEDROOM THREE

3.45 m x 3.98 m (11'3" m x 13'0" m)
Radiator.

BEDROOM FOUR

2.96 m x 2.98 m (9'8" m x 9'9" m)
Radiator.

BATHROOM FIVE

2.81 m x 3.60 m (9'2" m x 11'9" m)
Radiator.

BATHROOM

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

SECOND FLOOR ACCOMMODATION**LANDING**

Radiator, airing cupboard housing hot water cylinder.

BEDROOM ONE

4.78 m x 3.98 m (15'8" m x 13'0" m)
T.V. aerial point, radiator.

DRESSING ROOM

Fitted wardrobes to one wall, radiator, access to roof space.

EN SUITE

Four piece white suite comprising step in shower cubicle, panelled bath, pedestal wash hand basin, tiled splashback, low flush W.C., part tiled walls, heated towel rail, extractor.

OUTSIDE

The rear lawned garden offers a degree of privacy and has been designed with socialising in mind. One of the highlights is the garden room, measuring approximately 11.5 ft x 18 ft and extended veranda. Within this space, you'll find a well appointed bar, a perfect space for entertaining family and friends. There is a lawned garden to the front with views over a children's play area. A side driveway provides off street parking and access to a detached garage.

GARAGE

5.31 m x 2.75 m (17'5" m x 9'0" m)
Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

