



43, Cliffe Road,  
Market Weighton, YO43 3BL  
Offers In The Region Of £160,000



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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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.

Discover the potential of this charming three-bedroom mid-terrace property. This blank canvas offers the perfect opportunity to create your dream home with a touch of TLC and updating. The accommodation briefly comprises an entrance hall, sitting room, a fitted kitchen with a dining area, a convenient rear entrance and downstairs bathroom. Upstairs, you'll find three bedrooms offering ample space for your family's needs. Outside, the property boasts an enclosed courtyard, a ten-foot passage, and an enclosed lawned garden complete with a summerhouse. The property offers NO ONWARD CHAIN.  
Tenure: Freehold. East Riding of Yorkshire Council band: A



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**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Stairs to first floor, PVC front entrance door.

**SITTING ROOM**

4.24 x 3.78 max (13'10" x 12'4" max)  
Understairs cupboard, radiator.

**KITCHEN**

5.18 x 2.26 (16'11" x 7'4")  
Fitted with a range of wall and base units comprising complimentary work surfaces, 1.5 bowl stainless steel sink unit, plumbing for automatic washing machine, extractor hood, part tiled walls, laminate flooring, radiator.

**REAR ENTRANCE**

Side entrance door, laminate flooring.

**BATHROOM**

Three piece suite comprising panelled bath, matching shower attachment, pedestal wash hand basin, low flush W.C., part tiled walls, extractor, laminate flooring, radiator.

**FIRST FLOOR ACCOMMODATION****LANDING****BEDROOM ONE**

5.20 x 2.81 (17'0" x 9'2")

**BEDROOM TWO**

3.12 x 2.67 (10'2" x 8'9")  
Fitted cupboard, radiator, cupboard housing wall mounted gas fired central heating boiler.

**BEDROOM THREE**

2.42 x 2.21 (7'11" x 7'3")  
Radiator.

**OUTSIDE**

Outside, the property boasts an enclosed courtyard, a ten-foot passage, and an enclosed lawned garden complete with a summerhouse.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

