



103, Shipman Road,
Market Weighton, YO43 3RA
£365,000



This plan is for illustrative purposes only.
Plan produced using PlanUp.



CLUBLEYS
FOR SALE
01430 874000

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		84
(81-91)	B		
(69-80)	C	72	
(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 your dream family home with this four-bedroom, detached property situated on a desirable corner plot. The ground floor boasts an inviting entrance hall, a spacious sitting room with double doors leading to the elegant dining room, and a well-appointed kitchen with access to a utility room. The kitchen seamlessly opens into a versatile boot/cloaks room, perfect for modern living, which can easily be converted back to a study/playroom or expanded to include a breakfast area. Upstairs offers four generously sized bedrooms, including a master with an en-suite, and a family bathroom.

Outside, the home exudes privacy with its beautifully established garden, complete with various raised beds, a covered potting area, and multiple seating spaces including a bistro patio, a cosy settee area, and a covered dining nook. A charming garden pond adds to the serene atmosphere. The property is enclosed by a brick and fence boundary with gated access to the front and rear. A driveway leads to a double detached garage, providing ample parking and storage.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate flooring, radiator. Stairs leading to first floor.

WC

Two piece white suite comprising low flush WC and wash hand basin with tiled splashback. Radiator, laminate flooring.

SITTING ROOM

4.95m x 3.44m (16'2" x 11'3")

Two radiators, ceiling coving, laminate flooring. Television point, telephone point, double doors leading to dining room.

DINING ROOM

3.44m x 2.84m (11'3" x 9'3")

Radiator, ceiling coving, laminate flooring. French doors leading to rear garden.

KITCHEN

4.78m x 2.64m (15'8" x 8'7")

Fitted with a range of wall and base units comprising complimentary worksurfaces, eye level double oven, gas hob with extractor hood over. One and a half bowl stainless steel sink unit, plumbing for dishwasher. Partially tiled walls, tiled flooring, radiator.

STUDY

2.66m x 2.64m (8'8" x 8'7")

Sits adjacent to the kitchen, currently used as a boot room, laminate flooring, radiator.

UTILITY ROOM

Fitted base units comprising single drainer sink unit, plumbing for automatic washer. Partially tiled walls, tiled flooring, extractor fan, radiator. Rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space which is fully board with light and ladder. Cupboard housing hot water cylinder.

BEDROOM ONE

4.98m x 3.44m (16'4" x 11'3")

Fitted wardrobes to one wall, radiator.

EN-SUITE

Three piece white suite comprising step in shower

cubicle, low flush WC and pedestal wash hand basin. Partially tiled walls.

BEDROOM TWO

3.38m x 2.71m (11'1" x 8'10")

Fitted wardrobes to one wall, radiator.

BEDROOM THREE

3.57m x 2.71m (11'8" x 8'10")

Radiator.

BEDROOM FOUR

3.06m max x 2.84m max (10'0" max x 9'3" max)

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low flush WC. Partially tiled walls, extractor fan, radiator.

OUTSIDE

Outside, the home exudes privacy with its beautifully established garden, complete with various raised beds, a covered potting area, and multiple seating spaces including a bistro patio, a cosy settee area, and a covered dining nook. A charming garden pond adds to the serene atmosphere. The property is enclosed by a brick and fence boundary with gated access to the front and rear. A driveway leads to a double detached garage, providing ample parking and storage.

DOUBLE GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, drainage and gas.

APPLIANCES

No appliances have been tested by the Agent.

