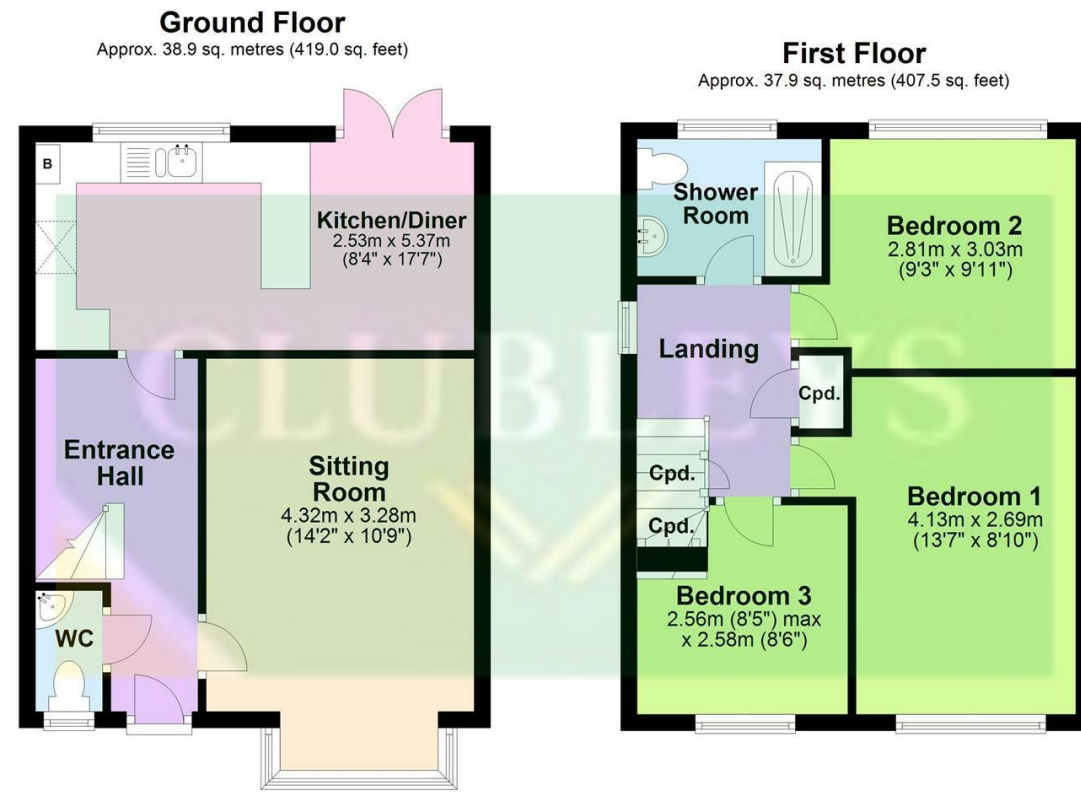


10, Walkington Drive,
Market Weighton, YO43 3NR
£265,000



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

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		69	84
(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.

This exceptionally well presented three bedroom family home has been upgraded by the current owner, boasting a flawless blend of style and comfort. The accommodation comprises an entrance hall with convenient cloakroom and sitting room with bay window. The heart of the home lies in the modern kitchen diner. French doors open to the rear garden, creating a seamless indoor-outdoor transition. Upstairs, three tranquil bedrooms and a modern shower room complete the living space. Outside, a paved patio and lawned garden provide the perfect space for entertaining, enclosed by brick and fence boundaries for privacy. The front of the house has a lawned garden and side driveway leading to the garage. Contact us now to arrange a viewing!

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, tiled floor, radiator.

W.C.

Two piece suite comprising pedestal wash hand basin, low flush W.C., tiled floor, radiator, ceiling coving.

SITTING ROOM

4.32m x 3.28m (14'2" x 10'9")

Ceiling coving, T.V. aerial point, telephone point, radiator, bay window.

KITCHEN DINER

2.53m x 5.37m (8'3" x 17'7")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, space for oven, cupboard housing wall mounted gas fired central heating boiler, built in microwave, recessed ceiling lights, tiled floor, radiator, french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, two fitted cupboards.

BEDROOM ONE

4.13m x 2.69m (13'6" x 8'9")

Radiator, ceiling coving, T.V. aerial point.

BEDROOM TWO

2.81m x 3.03m (9'2" x 9'11")

Radiator.

BEDROOM THREE

2.56m max x 2.58m (8'4" max x 8'5")

Laminate wood flooring, fitted cupboard, radiator.

SHOWER ROOM

Three piece suite comprising walk in shower cubicle, low flush W.C. pedestal wash hand basin, radiator, extractor, recessed ceiling lights, ceiling coving.

OUTSIDE

Outside, a paved patio and lawned garden provide the perfect space for entertaining, enclosed by brick and fence boundaries for privacy. The front of the house has a lawned garden and side driveway leading to the garage.

GARAGE

5.23m x 2.62m (17'1" x 8'7")

Up and over door, power and light, plumbing for washing machine.

STORE

1.91m x 2.57m (6'3" x 8'5")

PVC side entrance door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

