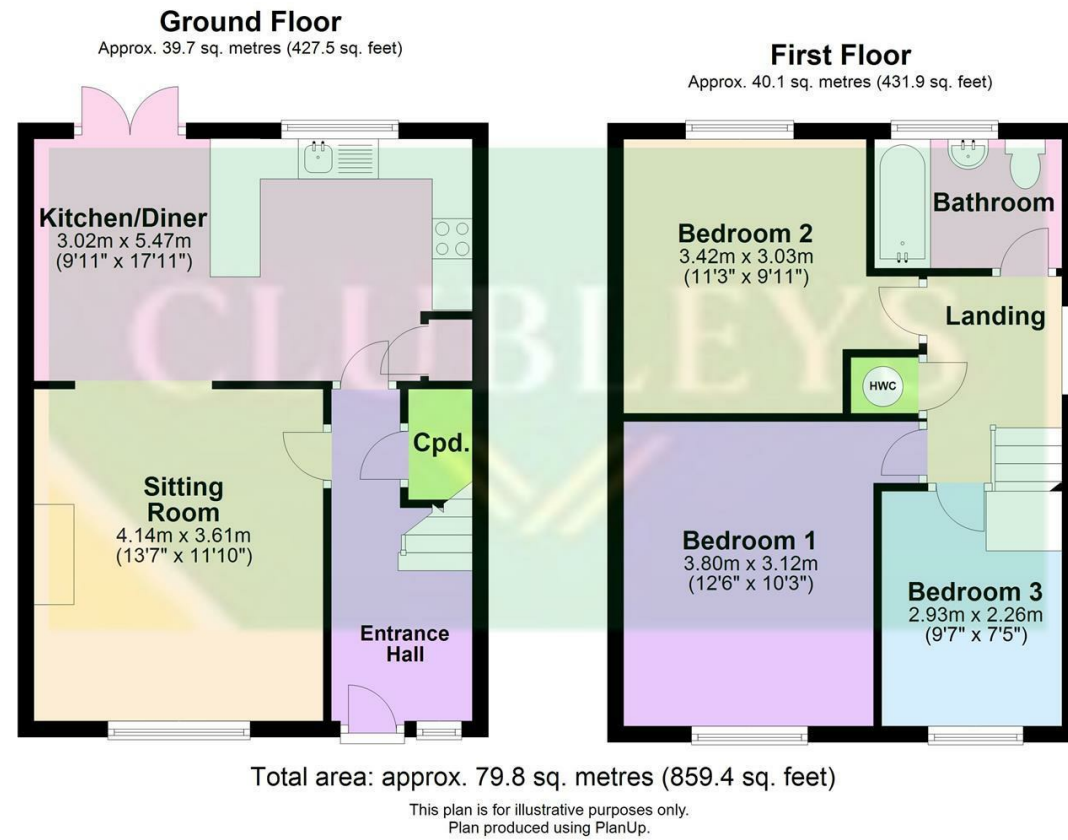




43, Greenfield Road,
Middleton On The Wolds, YO25 9UL
Offers Over £180,000



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.

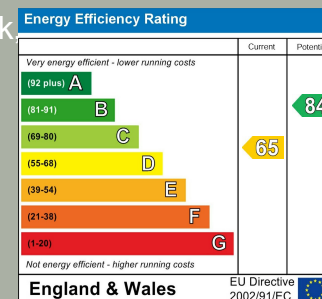
MORTGAGES

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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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 delightful three-bedroom semi-detached house combines style and functionality. As you step through the entrance hall, the warmth of oak wood floors guides you through the inviting sitting room and into the heart of the home, a modern kitchen/diner adorned with sleek timeless cream gloss units and integrated appliances. French doors lead you to the rear garden, where a paved patio and lawned garden provide an idyllic setting for outdoor gatherings. Upstairs, there are three bedrooms, complemented by a tastefully appointed family bathroom. The exterior features a practical touch with a garage, a garden shed, and ample parking space on the gravelled front and side areas. Don't miss the chance to make it your own!
East Riding of Yorkshire Council BAND B. Tenure: Freehold.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, oak wood flooring, radiator, under stairs cupboard. Stairs leading to first floor.

SITTING ROOM

4.14m x 3.61m (13'6" x 11'10")

Oak wood flooring, ceiling coving, television point, radiator. Archway leading to kitchen.

KITCHEN/DINER

3.02m x 5.47m (9'10" x 17'11")

Fitted with a range of wall and base units comprising work surfaces, eye level oven, electric hob. Single drainer sink unit, integrated dishwasher, plumbing for automatic washing machine. Recessed ceiling lights, partially tiled walls, ladder style heated towel radiator. French doors leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Cupboard housing hot water cylinder.

BEDROOM ONE

3.80m x 3.12m (12'5" x 10'2")

Laminate flooring, radiator.

BEDROOM TWO

3.42m x 3.03m (11'2" x 9'11")

Radiator.

BEDROOM THREE

2.93m x 2.26m (9'7" x 7'4")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin. Fully tiled walls, recessed ceiling lights, laminate flooring, chrome heated towel radiator.

OUTSIDE

The exterior features a practical touch with a garage, a garden shed, and ample parking space on the gravelled front and side areas.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil central heating, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

