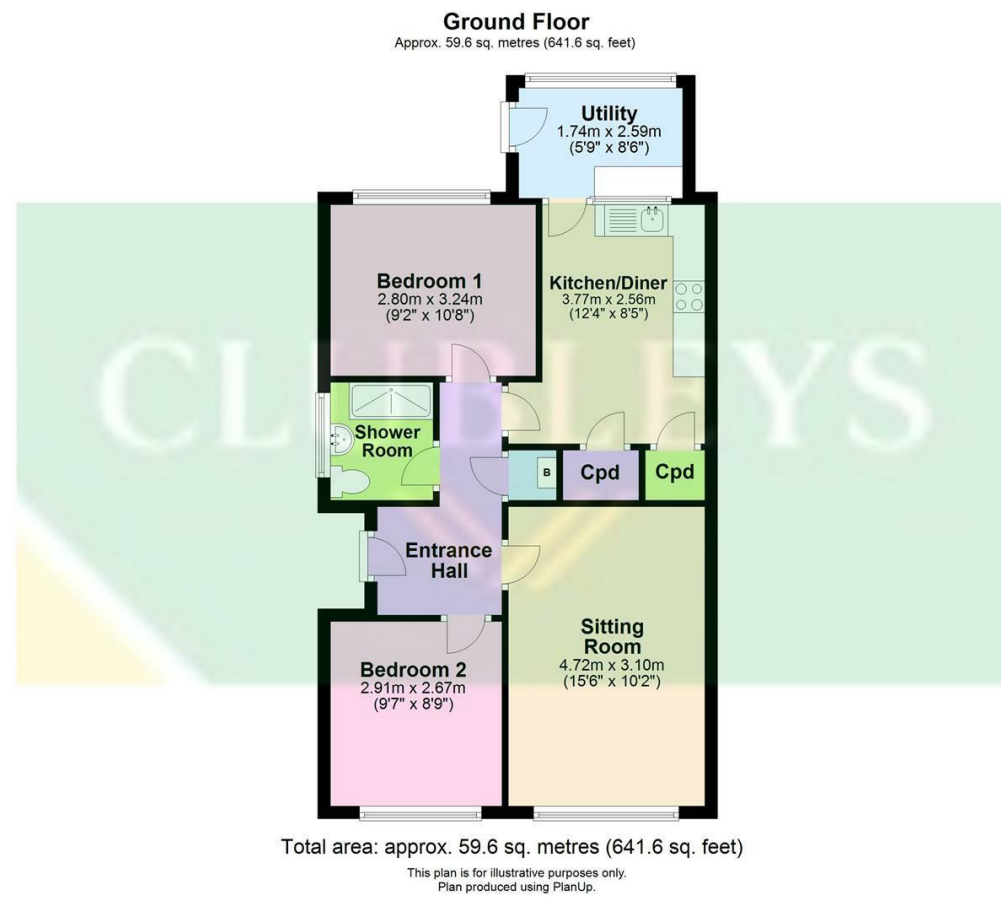




5, Beech Close,
Market Weighton, YO43 3DZ
Offers In The Region Of £245,000



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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YO43 3AL
01430 874000
mw@clubleys.com
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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		61	
(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.

**** OFFERS INVITED **** Situated in a sought-after location near the town center, this two-bedroom detached bungalow offers a blend of convenience and comfort. The entrance hall welcomes you into a thoughtfully designed space that includes a spacious kitchen diner, utility and a cosy sitting room. Two bedrooms and a well-appointed shower room cater to both practicality and relaxation. The front and rear gardens add a touch of greenery, while the rear garden's gravel and paved surface ensures easy maintenance. A driveway provides convenient off-street parking, complemented by a detached garage, rounding out the appeal of this well-positioned and efficiently laid out property.
East Riding of Yorkshire Council BAND: B. Tenure: Freehold.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC side entrance door, fitted cupboard housing gas fired central heating boiler.

SITTING ROOM

4.72m x 3.10m (15'5" x 10'2")

Radiator, coved ceiling and TV aerial outlet.

KITCHEN/DINER

3.77m x 2.56m (12'4" x 8'4")

Range of wall and floor units having complimentary work surfaces incorporating one and a half bowl sink unit, electric oven, gas hob and extractor fan.

Radiator, coved ceiling, partially tiled walls and two fitted cupboards. Door to utility.

UTILITY ROOM

Partially tiled walls and PVC rear entrance door.

BEDROOM ONE

3.24m x 2.80m (10'7" x 9'2")

Radiator.

BEDROOM TWO

2.91m x 2.67m (9'6" x 8'9")

Radiator.

SHOWER ROOM

White suite comprising low flush WC, wash hand basin and shower cubicle housing plumbed shower. Tiled walls, extractor fan and heated towel rail.

OUTSIDE

The front and rear gardens add a touch of greenery, while the rear garden's gravel and paved surface ensures easy maintenance. A driveway provides convenient off-street parking, complemented by a detached garage. Side gated access to rear and outdoor security lighting.

GARAGE

Roller door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

