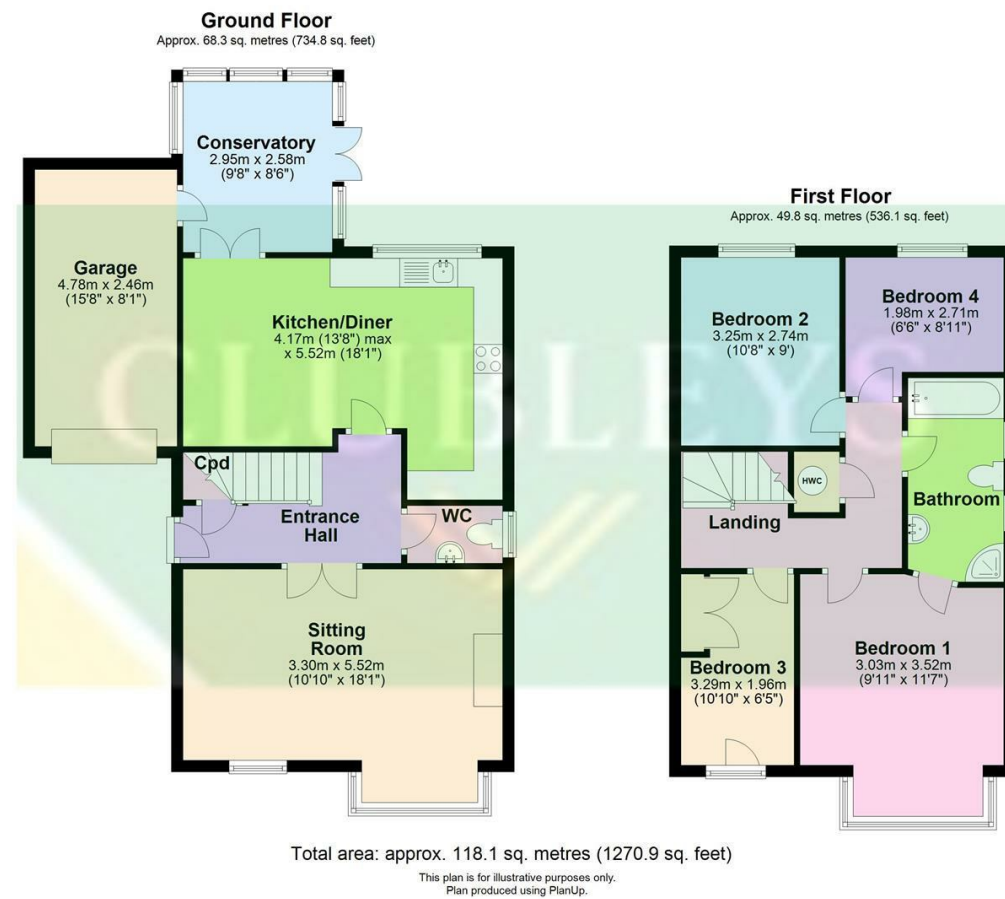




26, Meadow Drive,  
Market Weighton, YO43 3QG  
£250,000



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Welcome to this four-bedroom detached property, nestled at the bottom of Meadow Drive in a well-established neighbourhood. Positioned on a corner plot, this home offers a perfect blend of space and convenience. Step through the entrance hall, where a staircase leads to the first floor, passing a convenient WC. The front of the property boasts a generously sized sitting room, while the heart of the home lies in the spacious kitchen/diner, seamlessly connected to a delightful conservatory through French doors. Upstairs, four inviting bedrooms await, complemented by a modern and spacious bathroom that combines a former bathroom and en-suite into one space. Outside, the property features both front and rear gardens, providing a tranquil outdoor retreat. Additionally, a garage and driveway enhance the practicality of this property. OFFERING NO ONWARD CHAIN. East Riding of Yorkshire Council BAND: C. Tenure: Freehold.



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Wood stripped flooring, radiator, ceiling coving, stairs to first floor with cupboard under.

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin, radiator.

**SITTING ROOM**

3.30 x 5.52 (10'9" x 18'1")  
Bay window to front, ceiling coving, T.V. aerial point, wood stripped flooring, coal effect gas fire set in marble inset and hearth with wooden surround.

**KITCHEN/DINER**

4.17 x 5.52 (13'8" x 18'1")  
Fitted with a range of wall and base units comprising work surfaces, ceramic single drain sink unit, electric oven, ceramic hob, plumbing for automatic washer, integrated fridge/freezer, integrated dishwasher, radiator, ceiling coving, French doors to Conservatory.

**CONSERVATORY**

2.95 x 2.58 (9'8" x 8'5")  
Laminate wood flooring, PVC on brick dwarf wall, polycarbonate roof, access to garage.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft space, airing cupboard housing hot water cylinder.

**BEDROOM ONE**

3.03 x 3.52 (9'11" x 11'6")  
Wooden flooring, bay window, access to bathroom, radiator.

**BEDROOM TWO**

3.25 x 2.74 (10'7" x 8'11")  
Radiator.

**BEDROOM THREE**

3.29 x 1.96 (10'9" x 6'5")  
Radiator, fitted wardrobes with over head storage.

**BEDROOM FOUR**

1.98 x 2.71 (6'5" x 8'10")  
Radiator.

**BATHROOM**

Four piece suite comprising panelled bath, low flush W.C., pedestal wash hand basin, step in shower cubicle, chrome heated towel rail, laminate wood flooring, part tiled walls.

**GARAGE**

4.78 x 2.46 (15'8" x 8'0")  
Up and over door, power and light.

**OUTSIDE**

**ADDITIONAL INFORMATION**

**SERVICES**

Mains electricity, gas, water and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

