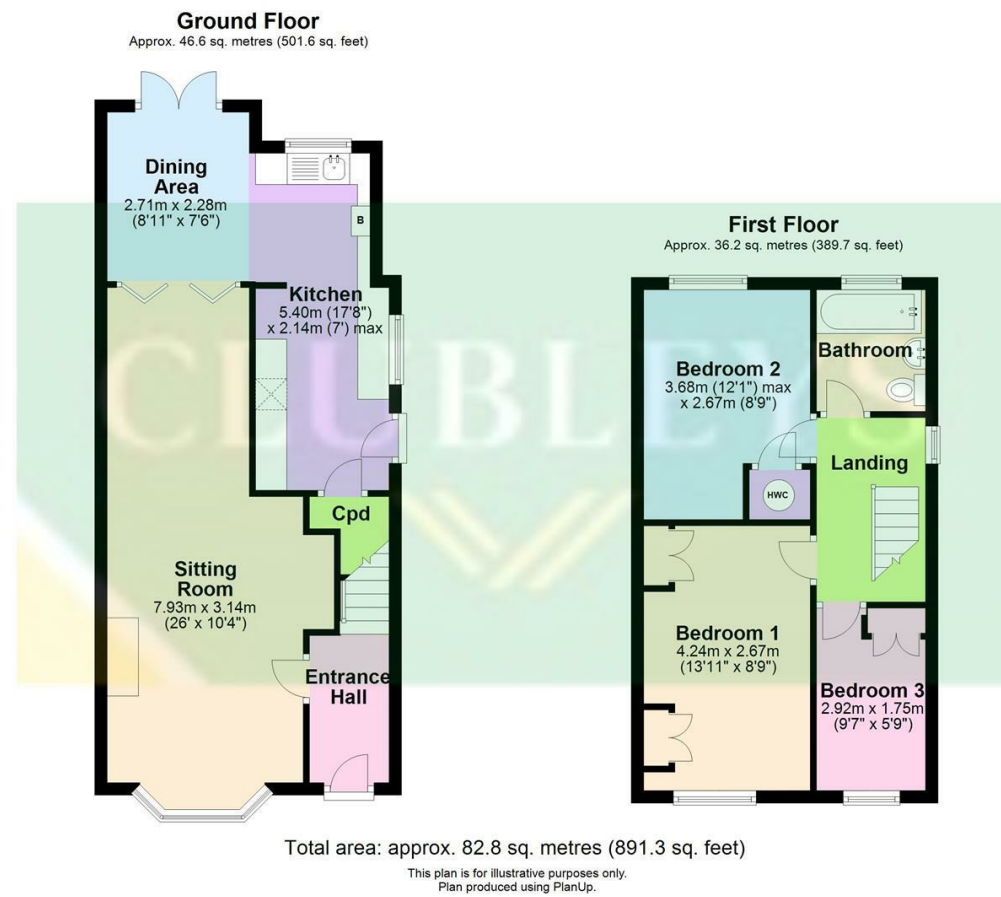


4, Beech Close,  
Market Weighton, YO43 3DZ  
£220,000



**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

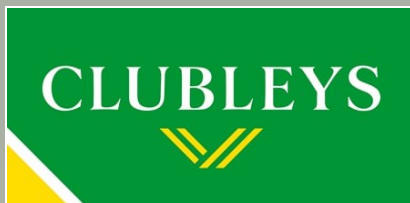
**FREE VALUATIONS FOR SALE**

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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

We are acting in the sale of the above property and have received an offer of £210,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agents before exchange of contracts take place.



www.clubleys.com





**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

PVC Front entrance door, radiator, ceiling coving.  
 Stairs leading to first floor.

**SITTING ROOM**

7.93m x 3.14m (26'0" x 10'3")  
 Feature coal effect gas fire with brick surround and wooden mantle. Bay window to the front elevation, two radiator, ceiling coving.

**DINING AREA**

2.71m x 2.28m (8'10" x 7'5")  
 French doors to rear garden, radiator.

**KITCHEN**

5.40m x 2.14m (17'8" x 7'0")  
 Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit and drainer, wall mounted gas fired central heating boiler, plumbing for automatic washer, stainless steel extractor hood. Partially tiled walls, storage cupboard, side entrance door.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft space.

**BEDROOM ONE**

4.24m x 2.67m (13'10" x 8'9" )  
 Fitted bedroom furniture, radiator.

**BEDROOM TWO**

3.68m x 2.67m (12'0" x 8'9")  
 Fitted cupboard housing hot water cylinder, radiator.

**BEDROOM THREE**

2.92m x 1.75m (9'6" x 5'8")  
 Fitted wardrobe, radiator.

**BATHROOM**

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

**OUTSIDE**

Outside, the rear garden offers a retreat with a lush lawn and a paved patio, while the front features a neatly manicured lawn and a driveway leading to the detached garage.

**GARAGE**

Up and over door.

**ADDITIONAL INFORMATION****SERVICES**

Mains gas, electricity, water and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

