

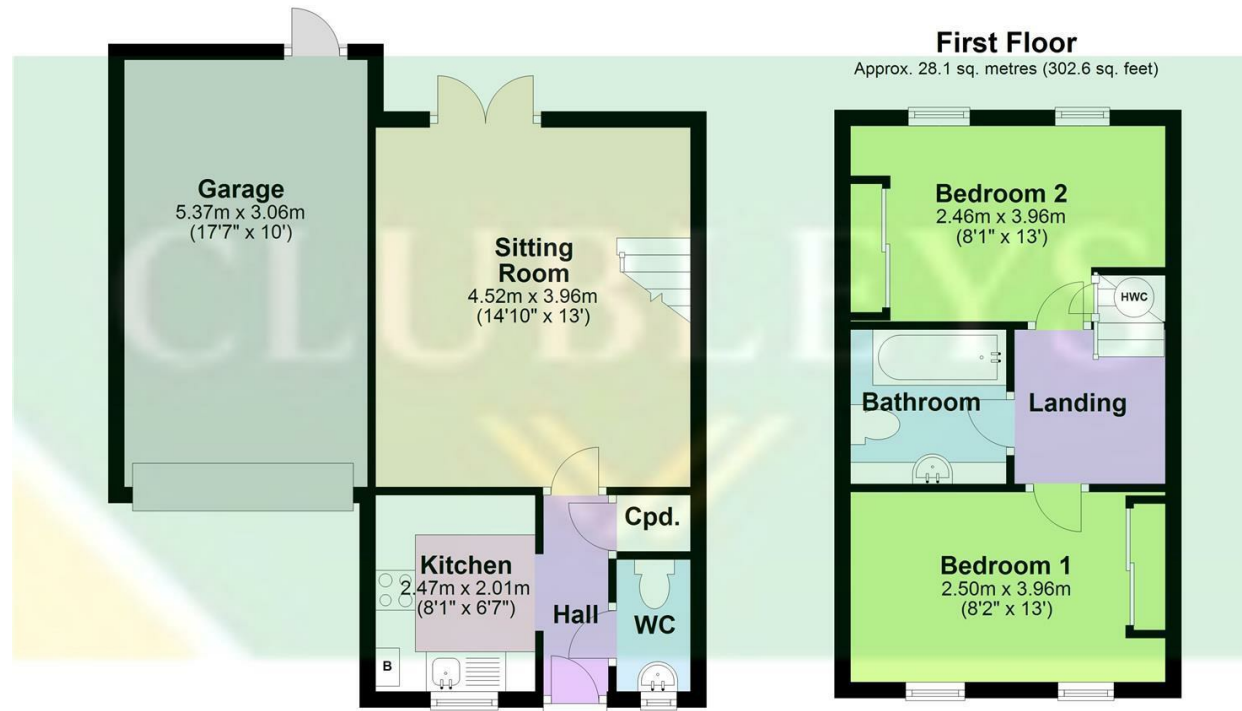


18, Sandholme,
Market Weighton, YO43 3ND
£185,000



Ground Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 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

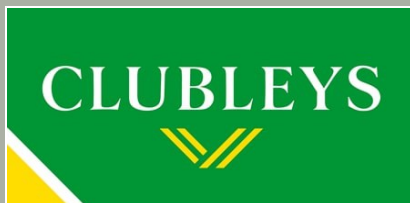
FREE VALUATIONS FOR SALE

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		89
(81-91)	B		
(69-80)	C	74	
(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 charming two-bedroom semi-detached home, built in 2004, is perfect for first-time buyers or those looking to downsize. The ground floor welcomes you with an inviting entrance hall featuring a handy storage cupboard and a convenient downstairs WC. An archway leads to the well-equipped kitchen, while the spacious sitting room at the rear provides ample space for relaxation and dining. French doors open onto a lovely rear garden, complete with a paved patio seating area and a lawned garden surrounded by fence boundaries, perfect for outdoor enjoyment. Upstairs, you'll find two generously sized double bedrooms and a contemporary bathroom with stylish vanity units that offer extra storage. Outside, the property includes a side driveway leading to a garage, ensuring secure parking and additional storage space. With its comfortable layout and modern amenities, this home is a wonderful option for anyone seeking a cosy and functional living space.

East Riding of Yorkshire Council BAND B. Tenure: Freehold.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate flooring, fitted cupboard.

CLOAKROOM/WC

Two piece suite comprising low flush WC, wash hand basin set in vanity unit, radiator, laminate flooring, extractor fan.

KITCHEN

2.47m x 2.01m (8'1" x 6'7")

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob with extractor hood over, 1.5 bowl sink unit, plumbing for automatic washer, part tiled walls, laminate flooring, cupboard housing wall mounted gas fired central heating boiler.

SITTING ROOM

4.52m x 3.96m (14'9" x 12'11")

Electric fire with surround, laminate flooring, TV aerial point, two radiators, telephone point, stairs leading to the first floor, French doors leading to the garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space.

BEDROOM 1

2.50m x 3.96m (8'2" x 12'11")

Radiator, fitted wardrobe.

BEDROOM 2

2.46m x 3.96m (8'0" x 12'11")

Radiator, fitted wardrobe, fitted cupboard.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin set in vanity unit, part tiled walls, tiled floor.

OUTSIDE

Immediately beyond the property is a paved patio seating area and a lawned garden bordered by fence boundaries. There is a side driveway leading to a garage providing secure parking and storage space.

GARAGE

5.37m x 3.06m (17'7" x 10'0")

Up and over door, rear door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

