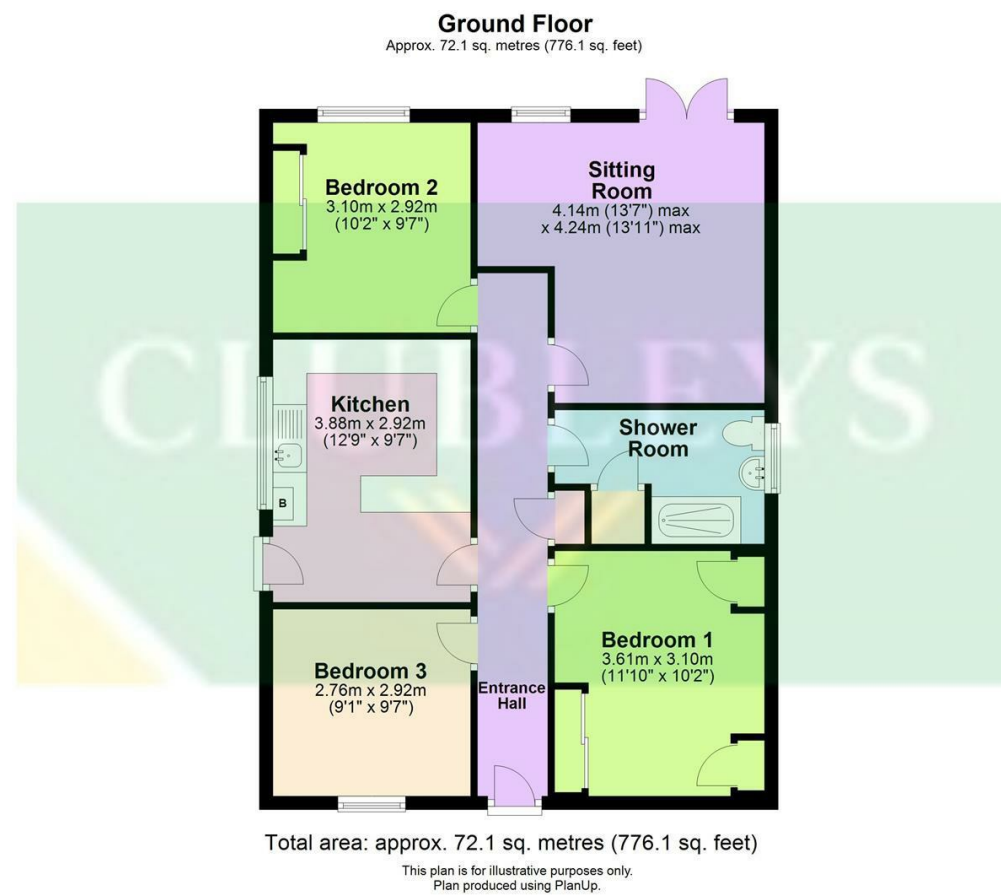




22, Lambert Close,
Market Weighton, YO43 3BE
£230,000



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		86
(81-91)	B		
(69-80)	C	69	
(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.

Presenting a charming detached three-bedroom bungalow with no onward chain. Located within an established residential area, it boasts easy access to the town's amenities. The accommodation features an inviting entrance hall leading seamlessly to all rooms. The sitting room, positioned at the rear, is highlighted by French doors which open onto the rear garden. The fitted kitchen, complete with a breakfast bar, provides a functional and modern space. The property also includes three bedrooms, with the third currently utilised as a dining room, and a modern shower room. Outside, the rear garden offers a tranquil space with a paved seating area and a well-maintained lawned area surrounded by an array of flowers, trees, and hedging. The front garden is equally inviting, with a lawned garden and a side driveway leading to the detached garage, ensuring ample parking. This delightful bungalow offers a unique opportunity to enjoy a comfortable and convenient lifestyle within a sought-after location.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Pvc front entrance door, radiator, ceiling coving, fitted cupboard, access to loft space.

SITTING ROOM

4.14m max x 4.24m max (13'6" max x 13'10" max)
 Coal effect gas fire set in a marble effect inset and hearth with wood surround. TV aerial point, radiator, telephone point, ceiling coving, Pvc French doors leading to the garden.

KITCHEN

3.88m x 2.92m (12'8" x 9'6")
 Fitted with a range of wall and base units comprising work surfaces, single drainer sink unit with extractor hood over, plumbing for automatic washer, breakfast bar, part tiled walls, wall mounted gas fired central heating boiler, radiator, telephone point, Pvc side entrance door.

BEDROOM 1

3.61m x 3.10m (11'10" x 10'2")
 Fitted wardrobes with matching bed side tables and over bed storage. Radiator.

BEDROOM 2

3.10m x 2.92m (10'2" x 9'6")
 Radiator.

BEDROOM 3

2.76m x 2.92m (9'0" x 9'6")
 Radiator.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, fitted cupboard, fully tiled walls, extractor, chrome heated ladder style towel rail.

OUTSIDE

Outside, the rear garden offers a tranquil space with a paved seating area and a well-maintained lawned area surrounded by an array of flowers, trees, and hedging. The front garden is equally inviting, with a lawned garden and a side driveway leading to the detached garage, ensuring ample parking.

GARAGE

Electric door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

