Ground Floor



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

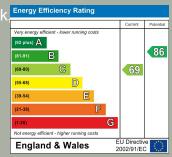
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60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating YO43 3AL 01430 874000

mw@clubleys.com



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.



22, Lambert Close, Market Weighton, YO43 3BE £223,000



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 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.



ZOOPLO



Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

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.











