



1, The Glebelands,
Market Weighton, YO43 3HA
£550,000



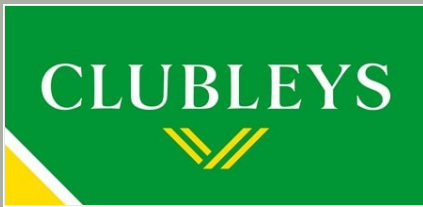
ABOUT THE PROPERTY

Introducing a rare find nestled within the sought-after Glebelands development, this four-bedroom detached property offers a tranquil haven while remaining conveniently close to the town centre. Embracing its exclusivity within a select grouping of just five homes on the entire development this property exudes charm and privacy. Originally purchased off-plan in 1999, the current owner has meticulously maintained this home, ensuring its timeless appeal. Upon entry, a spacious hall welcomes you, leading to a dual-aspect sitting room, dining room, and a modern kitchen diner, ideal for entertaining. A cloakroom and utility room with garage access offers practicality. Upstairs, four bedrooms await, including an en-suite in the main bedroom and a family bathroom. Situated at the head of the development, this property enjoys a generous plot with manicured lawns and established flowers, trees and shrubs. A block-paved driveway leads to the double garage, completing this idyllic property that epitomises both elegance and comfort.

East Riding of Yorkshire Council Band E, Tenure Freehold.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, wooden flooring, radiator, ceiling coving.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, radiator, extractor, ceiling coving, wooden flooring.

SITTING ROOM

6.13m x 4.19m (20'1" x 13'8")

Coal effect gas fire, marble inset and hearth, wooden surround (chimney behind), T.V. aerial point, two radiators, patio doors to garden, ceiling coving.

DINING ROOM

3.25m x 3.94m (10'7" x 12'11")

Electric fire set in feature surround, wooden flooring, dado rail, bay window to the front, radiator, ceiling coving.

KITCHEN/DINER

3.65m max x 5.71m (11'11" max x 18'8")

Fitted with a range of wall and base units comprising work surfaces, double bowl sink unit and drainer, double oven, electric hob, extractor hood over, part tiled walls, integrated dishwasher, fitted wine fridge, part tiled walls, wooden flooring, ceiling coving, rear entrance door, radiator, integrated fridge, fitted cupboard.

UTILITY

Fitted wall and base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washer, wooden flooring, radiator, access to garage, ceiling coving, part tiled walls, extractor.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, ceiling coving, airing cupboard housing hot water cylinder with immersion heater.

BEDROOM ONE

4.09m x 4.12m (13'5" x 13'6")

Fitted wardrobes, matching drawer units, ceiling coving, wall light points, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, part tiled walls, ceiling coving, extractor, radiator.

BEDROOM TWO

3.20m x 3.76m (10'5" x 12'4")

Fitted wardrobes, matching drawers, ceiling coving, fitted cupboard.

BEDROOM THREE

3.23m max x 3.93m (10'7" max x 12'10")

Radiator, ceiling coving.

BEDROOM FOUR

2.47m x 2.75m (8'1" x 9'0")

Fitted wardrobes, radiator, ceiling coving, access to roof space.

BATHROOM

Three piece suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low flush W.C., fully tiled walls, ladder style heated towel rail, shaver point, extractor.

OUTSIDE

Situated at the head of the development, this property enjoys a generous plot with manicured lawns and established flowers, trees and shrubs.

GARAGE

Two up and over doors, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 180.9 sq. metres (1946.7 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

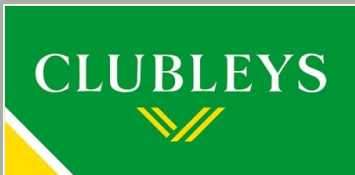
FREE VALUATIONS FOR SALE

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		
(81-91)	B		
(69-80)	C	73	82
(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	

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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.