



9, Hawling Road,  
Market Weighton, YO43 3JR  
£400,000



**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

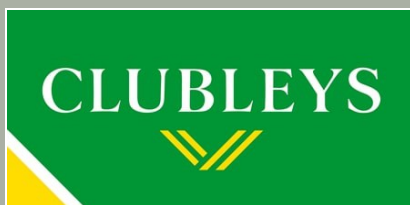
**FREE VALUATIONS FOR SALE**

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			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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.

Welcome to this remarkable detached property, a true gem offering unparalleled flexible living space. Upon entering, you're greeted by a grand entrance hall adorned with exquisite tiling, a staircase, and a Velux window flooding the space with natural light. The ground floor unfolds with a sitting room featuring bi-fold doors and a fireplace, a bespoke kitchen/diner boasting a breakfast bar and seamless access to the garden via bi-fold doors, along with a separate dining room, office, and convenient downstairs cloakroom. Upstairs, you'll discover three double bedrooms, each with bespoke fitted furniture. En-suite to the main bedroom and a family bathroom. Beyond its luxurious interior, this property surprises with a larger-than-average garage leading to an impressive gym/office space, perfect for those seeking a dedicated workspace away from the main house. Outside, the low-maintenance rear garden offers multiple seating areas and enjoys a desirable south-westerly aspect. Furthermore, gated access down the side of the property and remote-controlled gated access ensure security and convenience.

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



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, kamdean floor, velux, vertical radiator, stairs to first floor, recessed ceiling lights, door to garage.

**W.C.**

Laminate flooring, part panelled walls, chrome heated towel rail, low flush W.C., wash hand basin with cupboard under, recessed ceiling light.

**SITTING ROOM**

4.15m x 4.35m (13'7" x 14'3")  
Wooden floor, gas fire, radiator, ceiling coving, bi-fold doors to garden.

**KITCHEN/DINER**

6.43m x 3.18m (21'1" x 10'5")  
Fitted with a range of wall and base units comprising work surfaces, sink unit, gas hob, extractor hood over, eye level oven and microwave, integrated fridge/freezer, larder unit, wine cooler, cupboard housing wall mounted gas fired central heating boiler, recessed ceiling light, vertical radiator, tiled floor, breakfast bar, French doors to side, bifold doors to garden.

**UTILITY**

1.74m x 3.19m (5'8" x 10'5")  
Fitted with a range of wall and base units comprising work surfaces, laminate flooring, radiator, plumbing for automatic washer, plumbing for dishwasher, 1.5 bowl sink unit, tiled splashback.

**DINING ROOM**

4.25m x 3.33m (13'11" x 10'11")  
Laminate flooring, electric fire and surround, radiator, ceiling coving.

**STUDY**

1.96m x 4.18m (6'5" x 13'8")  
Laminate flooring, radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft space, ceiling coving.

**BEDROOM ONE**

4.23m max x 3.61m (13'10" max x 11'10")  
Bespoke fitted wardrobes with matching side drawers, radiator with cover, T.V. aerial point, decorated beams.

**EN SUITE**

Three piece suite comprising low flush W.C., step in shower cubicle, wash hand basin set in vanity unit, tiled splashback, velux, recessed ceiling lights chrome heated towel rail, extractor.

**BEDROOM TWO**

4.14m x 2.81m (13'6" x 9'2")  
Bespoke fitted wardrobes, matching drawers, dressing table and window seat, decorated beams, radiator.

**BEDROOM THREE**

4.14m x 2.69m (13'6" x 8'9")  
Bespoke fitted wardrobes, matching bedside drawers, dressing table, window seat, radiator, decorated beams.

**BATHROOM**

Four piece suite comprising step in shower cubicle, bath with shower attachment, low flush W.C., wash hand basin set in vanity unit, chromed heated towel rail, tiled floor, two velux windows, recessed ceiling lights, extractor, decorated beams.

**WORKSPACE/GYM**

3.58m x 7.46m (11'8" x 24'5")  
Laminate flooring, bi-fold doors to garden, two velux windows, door to garden.

**GARAGE**

9.15m x 2.99m (30'0" x 9'9")  
Electric door, radiator, double doors to garden workspace/gym.

**OUTSIDE**

Outside, the low-maintenance rear garden offers multiple seating areas and enjoys a desirable south-westerly aspect. Furthermore, gated access down the side of the property and remote-controlled gated access ensure security and convenience. Driveway leads to the larger than average garage.

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin, fully tiled walls, extractor.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

