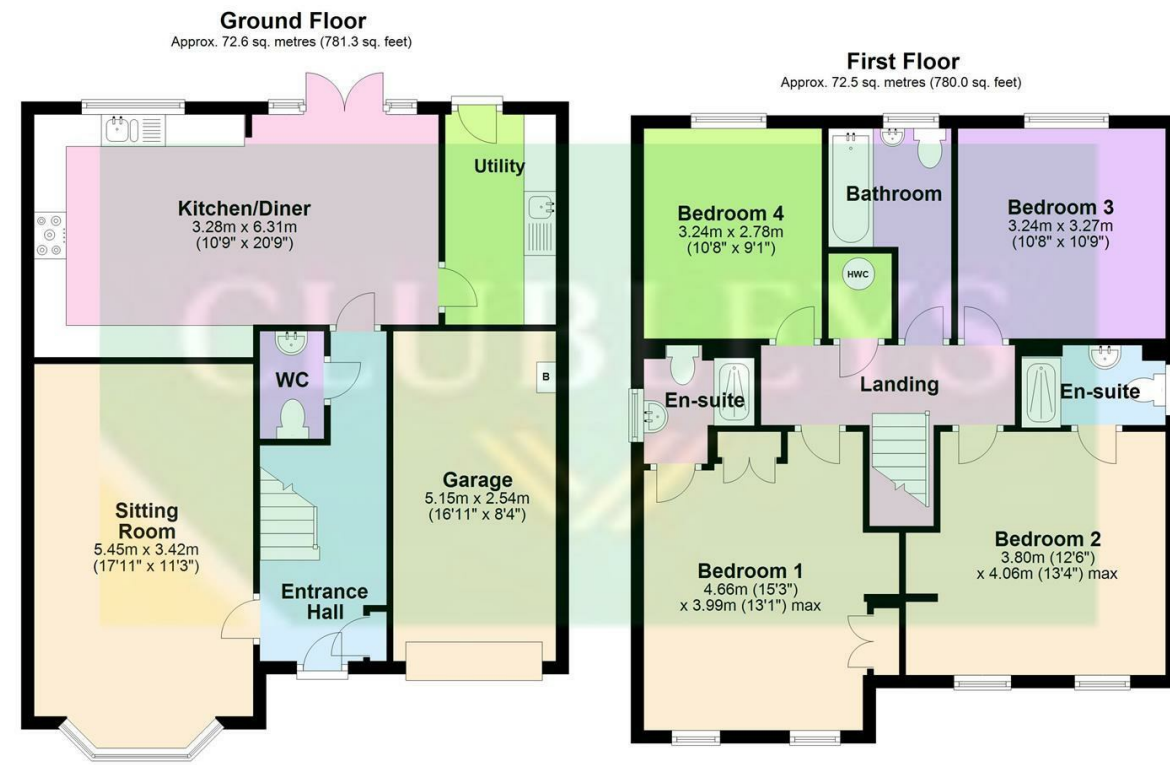




18, Beales Close,  
Market Weighton, YO43 3RU  
£350,000



Total area: approx. 145.1 sq. metres (1561.3 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			93
(81-91) B		85	
(69-80) C			
(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 exquisite four-bedroom detached residence, constructed by the prestigious Taylor Wimpey in 2020, offers the epitome of contemporary living in an established residential location. Boasting impeccable presentation and generous living spaces, this property is a testament to modern comfort and style. You're greeted by an inviting entrance hall, setting the tone for the flawless interior design showcased throughout the property. A sitting room adorned with a bay window welcomes ample natural light, creating a airy atmosphere. The modern kitchen diner is a chef's delight, featuring sleek grey kitchen units with integrated appliances. French doors seamlessly connect the indoor and outdoor living spaces, offering a perfect setting for gatherings and alfresco dining. For added convenience, a utility room complements the ground floor layout. Upstairs, discover four well-appointed bedrooms, with the master bedroom and bedroom two boasting ensuite bathrooms. A family bathroom completes the first floor. Outside, a true oasis awaits with a meticulously landscaped rear garden, boasting two decking areas and a lawned area bordered by shrubs and flowers. A charming summer house, dubbed the "Prosecco palace," provides the perfect retreat for enjoying warm summer evenings. A driveway leading to the integral garage and a manicured lawn enhance the curb appeal of this exceptional property. Enquire today and make this stunning property your own!



Tenure Freehold, East Riding of Yorkshire Council band E.  
www.clubleys.com



**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, stairs to first floor, fitted cupboard, radiator, laminate wood flooring.

**SITTING ROOM**

5.45m x 3.42m (17'10" x 11'2")

Bay window, two radiators, telephone point, T.V. aerial point.

**W.C.**

Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, tiled splashback, radiator, extractor.

**KITCHEN DINER**

3.28m x 6.31m (10'9" x 20'8")

Fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, chrome mixer tap, five ring gas hob with glass splashback, extractor hood, double electric oven, integrated fridge/freezer, integrated dishwasher, recessed ceiling lights, laminate wood flooring, radiator, french doors to garden.

**UTILITY ROOM**

Fitted with base units comprising work surfaces, stainless steel sink unit, chrome mixer tap, integrated washer dryer, laminate wood flooring, rear entrance door to rear garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to roof space, fitted cupboard housing hot water cylinder, radiator.

**BEDROOM ONE**

4.66m x 3.99m max (15'3" x 13'1" max)

Two fitted wardrobes, T.V. aerial point, radiator.

**EN SUITE**

Three piece suite comprising low flush W.C., wash hand basin, chrome mixer tap, step in shower cubicle, part tiled walls, chrome ladder towel rail, extractor.

**BEDROOM TWO**

3.80m x 4.06m max (12'5" x 13'3" max)

Radiator.

**EN SUITE**

Three piece white suite comprising low flush W.C., wash hand basin, chrome mixer tap, step in shower cubicle, part tiled walls, chrome ladder towel rail, extractor.

**BEDROOM THREE**

3.24m x 3.27m (10'7" x 10'8")

Radiator.

**BEDROOM FOUR**

3.24m x 2.78m (10'7" x 9'1")

Radiator.

**BATHROOM**

Three piece suite comprising low flush W.C., wash hand basin with chrome mixer taps, panelled bath with chrome mixer taps, shower attachment (hand held), part tiled walls, chrome ladder towel rail, extractor.

**OUTSIDE**

Outside, a true oasis awaits with a meticulously landscaped rear garden, boasting two decking areas and a lawned area bordered by shrubs and flowers. A charming summer house, lovingly dubbed the "Prosecco palace," provides the perfect retreat for enjoying warm summer evenings. Dual sockets to the front and rear, security light to the rear, gated access to the rear garden.

To the front a driveway leading to the integral garage and a manicured lawn enhance the curb appeal of this exceptional property.

**GARAGE**

5.15m x 2.54m (16'10" x 8'3")

Up and over door, power and light, wall mounted gas fired central heating boiler.

**ADDITIONAL INFORMATION**

The vendor informs us that there is currently a £67 per annum maintenance charge.

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

