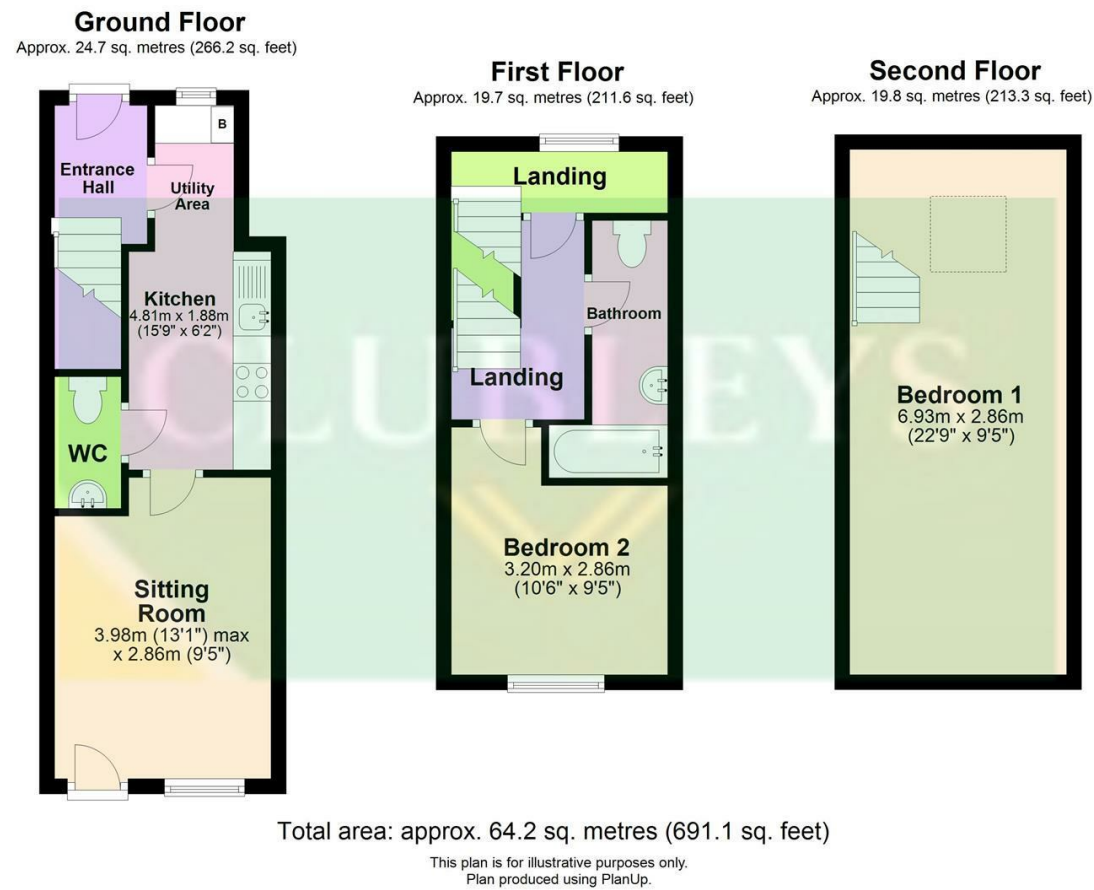


4, Pine Court,
Market Weighton, YO43 3GD
£129,950



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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YO43 3AL
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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		72	
(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.

Introducing a three-storey townhouse, perfectly poised for those embarking on their first step onto the property ladder or investors. The ground floor accommodation comprises a sitting room, kitchen, and a convenient cloakroom. The first floor has a bedroom and bathroom, while the second floor unveils another bedroom complete with a Velux window, bathing the space in natural light. Tucked away at the rear, allocated parking for one car alongside a gravelled enclosed area. With its neutral décor throughout and offering no onward chain, this property presents a blank canvas for personalization or immediate rental potential.
Tenure: Freehold. East Riding of Yorkshire Council BAND: A.



www.clubleys.com



THE ACCOMMODATION COMPRISES

SITTING ROOM

3.98m max x 2.86m (13'0" max x 9'4")

Front entrance door, ceiling coving, radiator, T.V. aerial point, telephone point, electric fire set in wooden surround.

KITCHEN

4.81m x 1.88m (15'9" x 6'2")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, extractor hood, radiator, wall mounted gas fired central heating boiler, recessed ceiling lights.

W.C.

Low flush W.C., pedestal wash hand basin, extractor.

REAR ENTRANCE

PVC rear entrance door, radiator, stairs to first floor.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs leading to second floor.

BEDROOM TWO

3.20m x 2.86m (10'5" x 9'4")

Radiator, ceiling coving, telephone point, T.V. aerial point.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, tiled splashback, low flush W.C., radiator, extractor, part tiled walls.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

6.93m x 2.86m (22'8" x 9'4")

Laminate wood flooring, radiator, velux window, T.V. aerial point.

OUTSIDE

Tucked away at the rear, allocated parking for one car alongside a gravelled enclosed area.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

