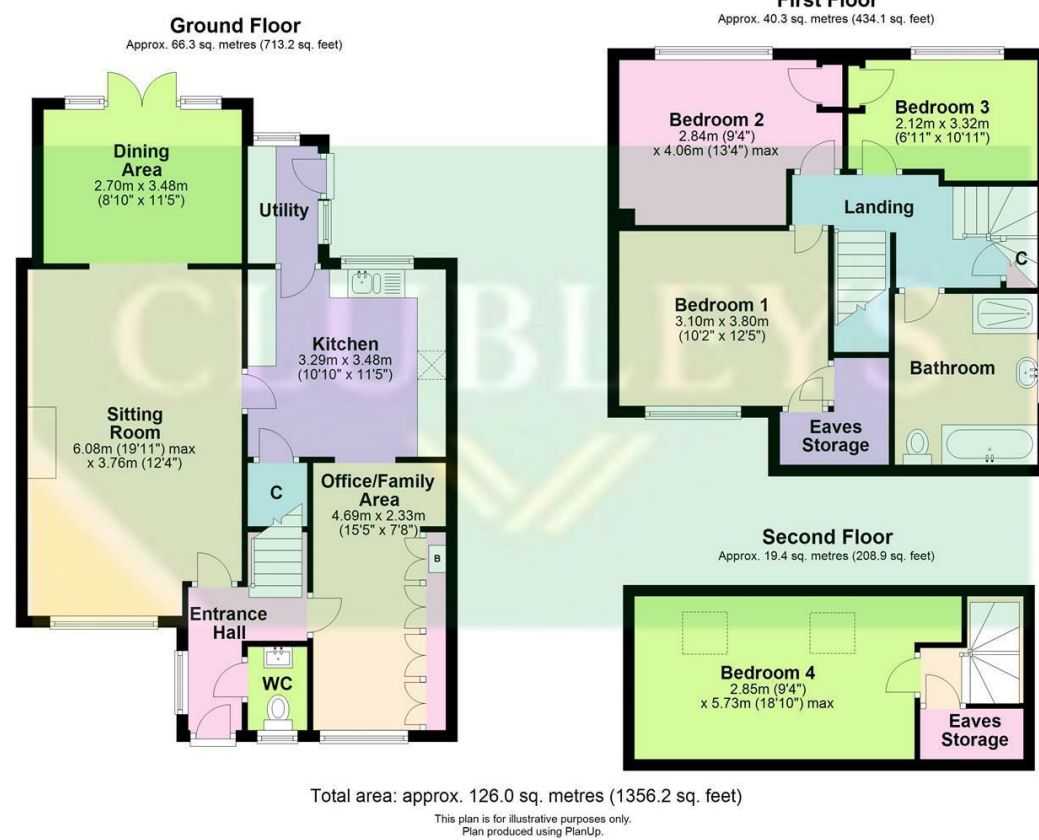




40, Wold Avenue,
Market Weighton, YO43 3DH
£260,000



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

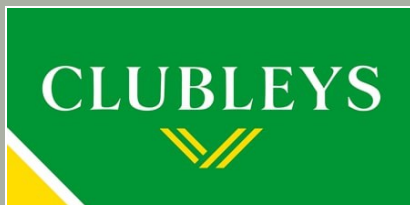
FREE VALUATIONS FOR SALE

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		61	
(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.

Discover the epitome of comfortable family living in this extended four-bedroom semi-detached home located in a well-established residential area. The ground floor welcomes you with an inviting entrance hall, a convenient cloakroom, and a generously proportioned sitting room that seamlessly transitions into the dining area, creating an inviting space for family gatherings. The fitted kitchen boasts both practicality and style, complete with a handy utility space for added convenience. Meanwhile the former garage has been transformed into a versatile office or family area offering endless possibilities for customisation to suit your lifestyle needs. Upstairs, three bedrooms provide ample accommodation, complemented by a modern four-piece bathroom exuding contemporary elegance. A further bedroom awaits on the top floor adding an element of flexibility to the layout. Outside, the property boasts the convenience of parking at the front, while a paved patio leads to a generously sized lawned garden at the rear, offering tranquil outdoor space for relaxation and play. This property offers plenty of room for a growing family and provides a functional layout throughout.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, tiled floor, ceiling coving, radiator, stairs to first floor, access to Sitting Room and Office/family area.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, part tiled walls, ceiling coving, tiled floor.

SITTING ROOM

6.08m x 3.76m max (19'11" x 12'4" max)
T.V. aerial point, radiator, ceiling coving, feature fire surround, Archway with steps to Dining Area.

DINING AREA

2.70m x 3.48m (8'10" x 11'5")
Radiator, ceiling coving, PVC french doors to garden, wall light points.

KITCHEN

3.29m x 3.48m (10'9" x 11'5")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, extractor hood, part tiled walls, ceiling coving, fitted cupboard, archway to Office/family area.

STUDY/FAMILY AREA

4.69m x 2.33m (15'4" x 7'7")
Fitted cupboards, radiator, ceiling coving, access to roof space, cupboard housing wall mounted gas fired central heating boiler.

UTILITY ROOM

Work surfaces, plumbing for automatic washing machine, laminate wood flooring, PVC rear entrance door, access to roof space.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.07m x 3.80m (10'0" x 12'5")
Radiator, dado rail, ceiling coving, eaves storage space.

BEDROOM TWO

2.84m x 4.06m (9'3" x 13'3")
Radiator, fitted cupboard, ceiling coving.

BEDROOM THREE

2.12m x 3.32m (6'11" x 10'10")
Radiator, fitted cupboard, ceiling coving.

BATHROOM

Four piece suite comprising low flush W.C., panelled bath, wash hand basin, step in shower cubicle, vertical radiator, fully tiled walls, recessed ceiling lights.

SECOND FLOOR ACCOMMODATION

BEDROOM FOUR

2.85m x 5.73m (9'4" x 18'9")
Radiator, two velux windows, eaves storage space, recessed ceiling lights.

OUTSIDE

Outside, the property boasts the convenience of parking at the front, while a paved patio leads to a generously sized lawned garden at the rear, offering tranquil outdoor space for relaxation and play.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

