



19, Dixon Close,  
Market Weighton, YO43 3RE  
£219,950



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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.

Introducing this well-presented three-bedroom semi-detached family home, nestled in an established residential area. Boasting generous living space, the property features a spacious conservatory spanning the rear width, providing an inviting retreat for relaxation and entertainment. The converted garage offers versatile additional space, ideal for an office or playroom, enhancing the home's functionality and adaptability to varying needs. The accommodation comprises an entrance hall leading to a well-appointed sitting room with an adjoining dining area, boasting patio doors that open onto the conservatory. The fully fitted kitchen seamlessly connects to the adjacent office space. Upstairs, three bedrooms await, including a master bedroom with an en-suite, along with a contemporary family bathroom. Outside, a driveway for two cars at the front and a delightful rear garden, which benefits from being south-facing and features a pergola seating area, lawn, and raised gravel section, provide ample space for outdoor enjoyment. Additionally, the property boasts an electric charging point and fibre connectivity, ensuring modern convenience and sustainability. Ownership of solar panels further enhances energy efficiency, making this an exceptional family home.

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



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, laminate wood flooring, radiator, ceiling coving.

**SITTING ROOM & DINING AREA**

7.07m max x 3.26m max (23'2" max x 10'8" max)  
Wall mounted electric fire, oak fireplace with stone hearth, T.V. aerial point, telephone point, radiator, stairs to first floor, ceiling coving, patio doors to Conservatory.

**KITCHEN**

3.29m max x 2.88m max (10'9" max x 9'5" max)  
Fitted with a range of wall and base units comprising work surfaces, eye level double oven, gas hob with extractor hood over, stainless steel sink unit, integrated dishwasher, laminate wooden flooring, radiator, ceiling coving, recessed ceiling lights, fitted cupboard, under unit lighting, part tiled walls.

**OFFICE**

5.03m x 2.46m (16'6" x 8'0")  
Radiator, cupboard housing wall mounted gas fired central heating boiler.

**CONSERVATORY**

2.69m x 5.42m (8'9" x 17'9")  
Laminate wood flooring, radiator, plumbing for automatic washing machine.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft space with boarded ladder and light, airing cupboard housing hot water cylinder, radiator.

**BEDROOM 1**

4.32m max x 2.59m max (14'2" max x 8'5" max)  
Radiator, ceiling coving.

**EN-SUITE**

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, part tiled walls, radiator, extractor.

**BEDROOM 2**

2.67m x 3.16m (8'9" x 10'4")  
Recessed ceiling lights, radiator, ceiling coving.

**BEDROOM 3**

2.67m x 2.69m (8'9" x 8'9")  
Radiator, ceiling coving.

**BATHROOM**

Three piece suite comprising panelled bath with shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, part tiled walls, tiled floor, chrome heated towel rail, extractor.

**OUTSIDE**

Outside, a driveway for two cars at the front and a delightful rear garden, which benefits from being south-facing and features a pergola seating area, lawn, and raised gravel section, provide ample space for outdoor enjoyment.

**ADDITIONAL INFORMATION**

Ownership of solar panels further enhances energy efficiency.  
We have been provided with the following information from the sellers: The priority of energy created works in the following way: 1. Electricity generated covers the demand of property in real time 2. Surplus electricity generated over the demand of the property is stored in the batteries to be used later when needed 3. When Batteries are full, any further generation is diverted to heating the immersion tank, lessening the demand on the gas boiler.

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

