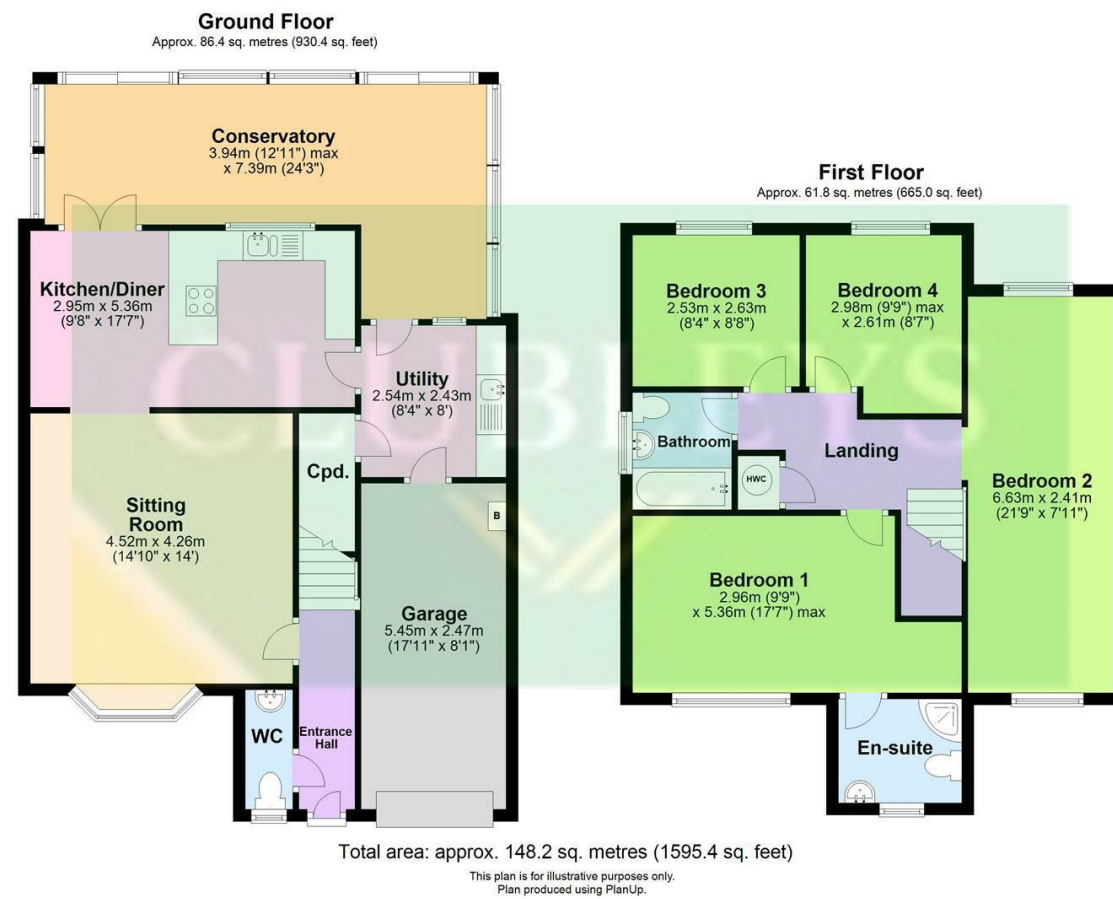




51, Shipman Road,  
York, Market Weighton, YO43 3RA  
£350,000



**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			
(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.

Step into this spacious four-bedroom detached property nestled in an established residential area. The current owner has tastefully enhanced the home by knocking through the dining room to create an inviting open kitchen/diner, complete with a new Wren Kitchen with breakfast bar. French doors lead you into the light-filled conservatory, while all-new recessed ceiling lights illuminate the downstairs, complementing the new flooring throughout. The accommodation further boasts a utility room, providing convenient space for laundry tasks, and a downstairs WC for added convenience. Upstairs, four bedrooms await with new carpets, accompanied by an en-suite and family bathroom. A charming patio area invites you to enjoy al fresco dining, while the artificial lawn ensures easy maintenance. The garden, which is accessed via a side gate is bordered with established trees, fruit trees, a well-stocked fruit cage, two grape vines and colourful flowers creates a picturesque and private oasis, with a shed for storage and a garden tap. Approaching from the front, a blocked paved driveway and gravel area offer ample parking space for three cars and leads to the integral garage.

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

Front entrance door, laminate wood flooring, radiator, stairs to first floor, recessed ceiling lights.

**W.C.**

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, chrome heated towel rail, laminate wood flooring, recessed ceiling lights.

**SITTING ROOM**

4.52m x 4.26m (14'9" x 13'11")

Vertical radiator, laminate wood flooring, telephone point, T.V. aerial point, recessed ceiling lights, Wi-Fi fibre point, opening onto

**KITCHEN/DINER**

2.95m x 5.36m (9'8" x 17'7")

Fitted with a range of wall and base units comprising work surfaces, eye level oven, induction hob, extractor over, 1.5 bowl stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, part tiled walls, Breakfast bar, laminate wood flooring, recessed ceiling lights, vertical radiators, French doors to conservatory.

**UTILITY ROOM**

2.54m x 2.43m (8'3" x 7'11")

Fitted wall and base units, comprising work surfaces, single drain sink unit, plumbing for automatic washing machine, vertical radiator, part tiled walls, understairs cupboard, door to garage, recessed ceiling lights. New feature wood and glass doors to Kitchen and to Conservatory.

**CONSERVATORY**

3.94m max x 7.39m (12'11" max x 24'2")

The stunning Conservatory has fully retractable blinds. There are two sky lights in the roof and two secure locking patio doors. Laminate wood flooring, uPVC windows to three sides, two small locking windows, tap, tinted glass roof, wall mounted electric heater.

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

Access to loft space, radiator, fitted cupboard with slimline electric tubular heater.

**BEDROOM ONE**

2.96m x 5.36m max (9'8" x 17'7" max)

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

**EN SUITE**

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

**BEDROOM TWO**

6.63m x 2.41m (21'9" x 7'10")

Dual aspect, radiator, T.V. aerial point.

**BEDROOM THREE**

2.53m x 2.63m (8'3" x 8'7")

Radiator.

**BEDROOM FOUR**

2.98m max x 2.61m (9'9" max x 8'6")

Radiator, TV aerial point.

**BATHROOM**

1.96 x 1.66 (6'5" x 5'5")

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush W.C., chrome heated towel rail, part tiled walls, extractor.

**OUTSIDE**

A charming patio area invites you to enjoy al fresco dining, while the artificial lawn ensures easy maintenance. The garden, which is accessed via a side gate is bordered with established trees, fruit trees, a well-stocked fruit cage, two grape vines and colourful flowers creates a picturesque and private oasis, with a shed for storage and a garden tap. Approaching from the front, a blocked paved driveway and gravel area offer ample parking space for three cars and leads to the integral garage.

**GARAGE**

5.45m x 2.47m (17'10" x 8'1")

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

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

