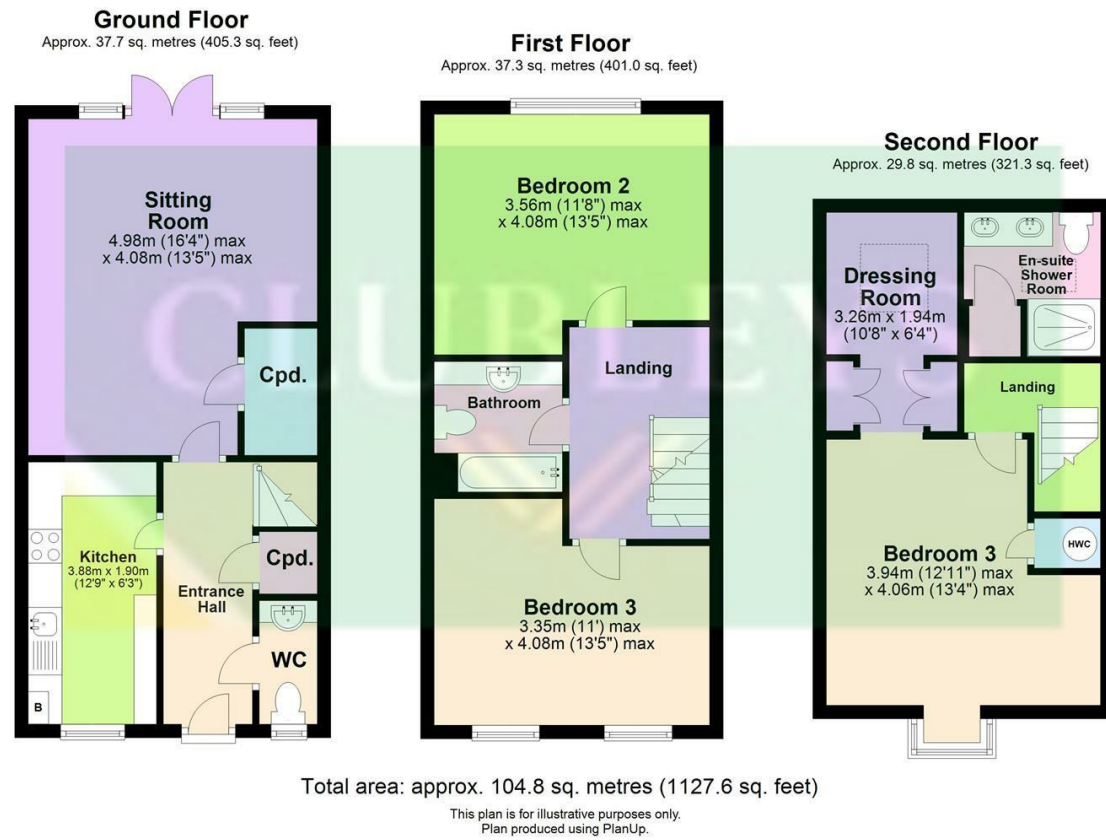


11, Sandholme,  
Market Weighton, YO43 3ND  
£230,000



**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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com

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 modern living with this well maintained three-storey, three-bedroom townhouse located just off Holme Road, within proximity of the town centre. Since ownership, enhancements have included a new kitchen, an elegantly outfitted en-suite with a double vanity unit, upgraded flooring, and refreshed décor throughout. The accommodation is spaciouly laid out, featuring an inviting entrance hall, convenient cloakroom, sleek contemporary kitchen, and a generously sized sitting room/diner seamlessly connected to the garden via French doors. Upstairs, two double bedrooms and a bathroom await on the first floor, while the second floor reveals the master bedroom, complete with a dressing area adorned with fitted wardrobes, ample natural light from Velux windows, and a stylish modern en-suite. Outside, the property provides allocated parking at the front. To the rear is a private enclosed garden mostly laid to lawn and paved patio. Don't miss the chance to make this your new home - schedule a viewing today!  
Tenure Freehold, East Riding of Yorkshire Council Band C.



www.clubleys.com



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

Front entrance door, radiator, ceiling coving. Karndean flooring, fitted cupboard. Stairs leading to first floor.

**WC**

Two piece white suite comprising low flush WC and wash hand basin set in vanity unit with marble splashback. Radiator, extractor fan and karndean flooring.

**KITCHEN**

3.88m x 1.90m (12'8" x 6'2")  
Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, electric oven, neff induction hob with extractor hood over. Plumbing for automatic washer, cupboard housing wall mounted gas fired central heating boiler, integrated fridge freezer. Telephone point, tile effect vinyl flooring.

**SITTING ROOM**

4.98m max x 4.08m max (16'4" max x 13'4" max)  
Karndean flooring, radiator, ceiling coving, fitted cupboard, television point.

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

Stairs to second floor, radiator.

**BEDROOM TWO**

3.56m max x 4.08m max (11'8" max x 13'4" max)  
Radiator.

**BEDROOM THREE**

3.35m max x 4.08m max (10'11" max x 13'4" max)  
Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC, wash hand basin set in vanity unit. Radiator, partially tiled walls, karndean flooring.

**SECOND FLOOR ACCOMMODATION****LANDING****BEDROOM ONE**

3.94m max x 4.06m max (12'11" max x 13'3" max)  
Two radiators, cupboard housing hot water cylinder.

**DRESSING AREA**

3.26m x 1.94m (10'8" x 6'4")  
Two fitted wardrobes with corner shelving unit, radiator, Velux window.

**EN-SUITE**

White suite comprising step in shower cubicle, low flush WC, double vanity sink unit. Fitted cupboard, tiled flooring, Velux window, partially tiled walls, extractor fan, traditional radiator and heated towel rail.

**OUTSIDE**

Outside, the property provides allocated parking at the front. To the rear is a private enclosed garden mostly laid to lawn and paved patio.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

