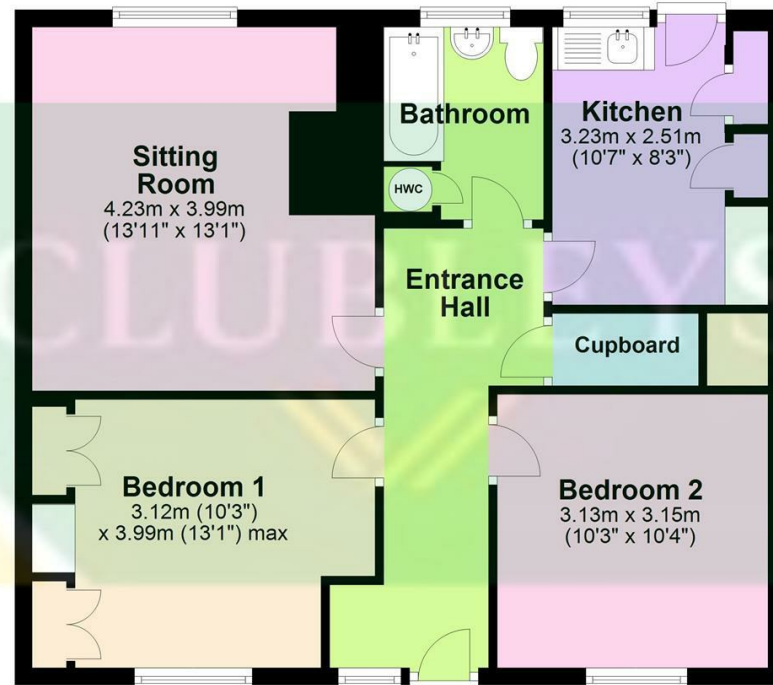




58, Bedale Road,
Market Weighton, YO43 3DW
£95,000

Ground Floor
Approx. 63.6 sq. metres (684.7 sq. feet)



Total area: approx. 63.6 sq. metres (684.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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		67	77
(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.

OFFERING NO ONWARD CHAIN Introducing this two-bedroom ground floor flat, boasting a generous rear garden and convenient front parking. The property has been well maintained by its long-term owners and offers a solid foundation for updating decoration, with updated electrics ensuring peace of mind. Though primed for modernisation, the accommodation exudes space and functionality, comprising an inviting entrance hall, a cosy sitting room, a kitchen, two comfortable bedrooms, and a well-appointed bathroom. Outside, a delightful rear garden awaits, predominantly lawned and adorned with an array of vibrant flowers and shrubs, alongside a handy garden shed. The front garden, designed for low maintenance, features a convenient driveway tucked to the side. The property is Leasehold, with 89 years remaining. This property presents an exciting opportunity; call the office today to arrange a viewing.

TENURE: Leasehold. East Riding of Yorkshire Council Tax band: A.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, ceiling coving, fitted cupboard.

SITTING ROOM

4.23m x 3.99m (13'10" x 13'1")

Feature fire surround marble effect inset and hearth electric fire. Ceiling coving, radiator, television point, back boiler.

KITCHEN

3.23m x 2.51m (10'7" x 8'2")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, partially tiled walls, plumbing for automatic washer.

BEDROOM ONE

3.12m x 3.99m max (10'2" x 13'1" max)

Fitted wardrobe, central drawers, radiator.

BEDROOM TWO

3.13m x 3.15m (10'3" x 10'4")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, wash hand basin, low flush WC. Partially tiled walls, radiator, cupboard housing hot water cylinder.

OUTSIDE

Outside, a delightful rear garden awaits, predominantly lawned and adorned with an array of vibrant flowers and shrubs, alongside a handy garden shed and a storage area. The front garden, designed for low maintenance, features a convenient driveway tucked to the side.

ADDITIONAL INFORMATION

The vendors have advised us of the following service charge of £67.46 per annum and Ground Rent of £10 per annum. The lease commenced in 1988 and is 125 years. (All to be confirmed by a solicitor)

SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

