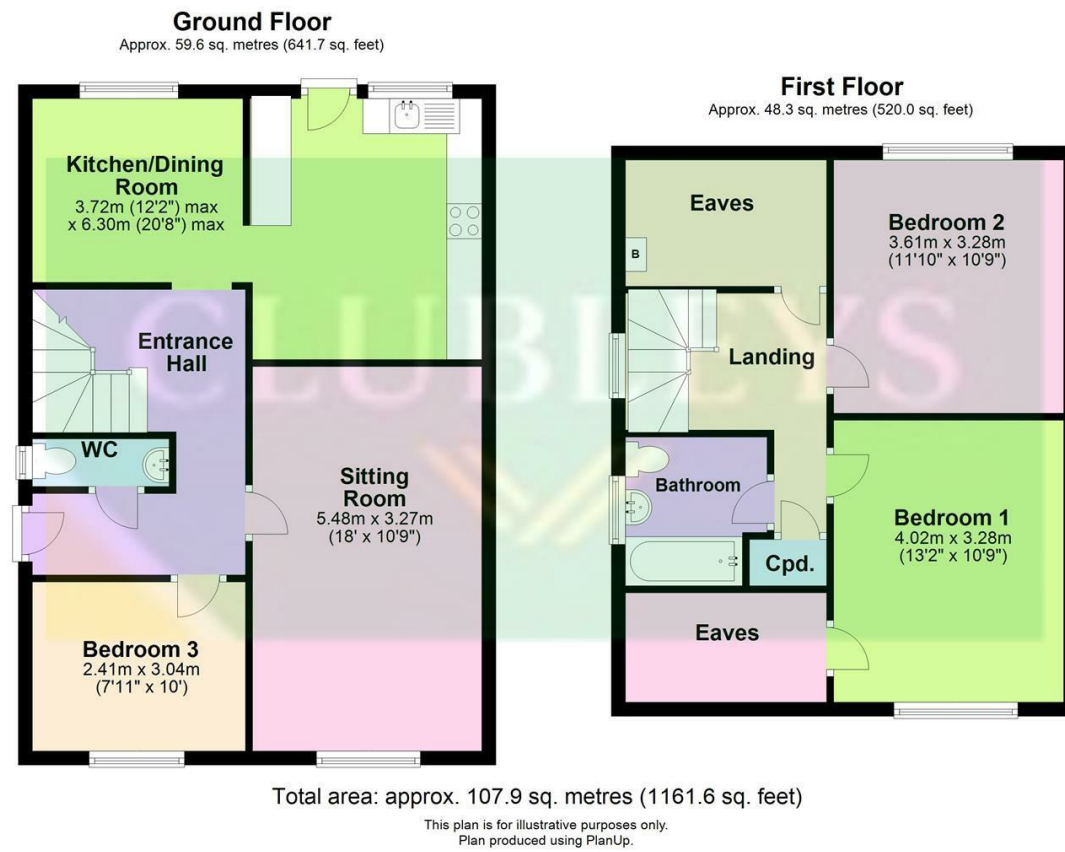


9, Wicstun Way,  
Market Weighton, YO43 3NL  
£225,000



**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		84
(81-91)	B		
(69-80)	C	70	
(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 a meticulously maintained semi-detached gem located in an established residential area. This spacious three-bedroom property is in immaculate order throughout, boasting an airy ambiance and neutral palette that accentuates its generous proportions. The ground floor welcomes you with an inviting entrance hall, sitting room, and a kitchen diner with a family seating area. A third bedroom downstairs offers flexibility, while upstairs there are two double bedrooms and a family bathroom. Outside, the south-westerly rear garden beckons with its paved patio and lawned garden, adorned with various flowers and shrubs and fence boundaries. The front garden, with manicured hedge, complements the property's curb appeal, while a convenient side driveway leads to the garage, completing this picture-perfect home offering both space and potential in equal measure.

**\*\*NO ONWARD CHAIN\*\***

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



www.clubleys.com



**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

PVC Front entrance door, laminate flooring, radiator, stairs leading to first floor.

**WC**

Two piece white suite comprising low flush WC and wash hand basin set in vanity unit with tiled splashback. Radiator, laminate flooring.

**SITTING ROOM**

5.48m x 3.27m (17'11" x 10'8")  
Electric fire with marble inset and hearth with wooden surround, television point, radiator, decorative ceiling coving, wall light points.

**BEDROOM THREE**

2.41m x 3.04m (7'10" x 9'11")  
Radiator, laminate flooring.

**KITCHEN DINER**

3.72m max x 6.30m max (12'2" max x 20'8" max)  
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric oven, integrated fridge freezer, integrated dishwasher, integrated washer. Laminate flooring, two radiators, PVC rear entrance door. Decorative ceiling coving, radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Fitted cupboard housing wall mounted gas fired central heating boiler, eaves storage.

**BEDROOM ONE**

4.02m x 3.28m (13'2" x 10'9")  
Radiator.

**BEDROOM TWO**

3.61m x 3.28m (11'10" x 10'9")  
Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC. Fully tiled walls, radiator.

**OUTSIDE**

Outside, south-westerly rear garden beckons with its paved patio and lawned garden, adorned with various flowers and shrubs and fence boundaries. The front

garden, with manicured hedge, complements the property's curb appeal, while a convenient side driveway leads to the garage.

**GARAGE**

Up and Over door with power and light.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains electric, gas, drainage and water.

**APPLIANCES**

No appliances have been tested by the Agent.

