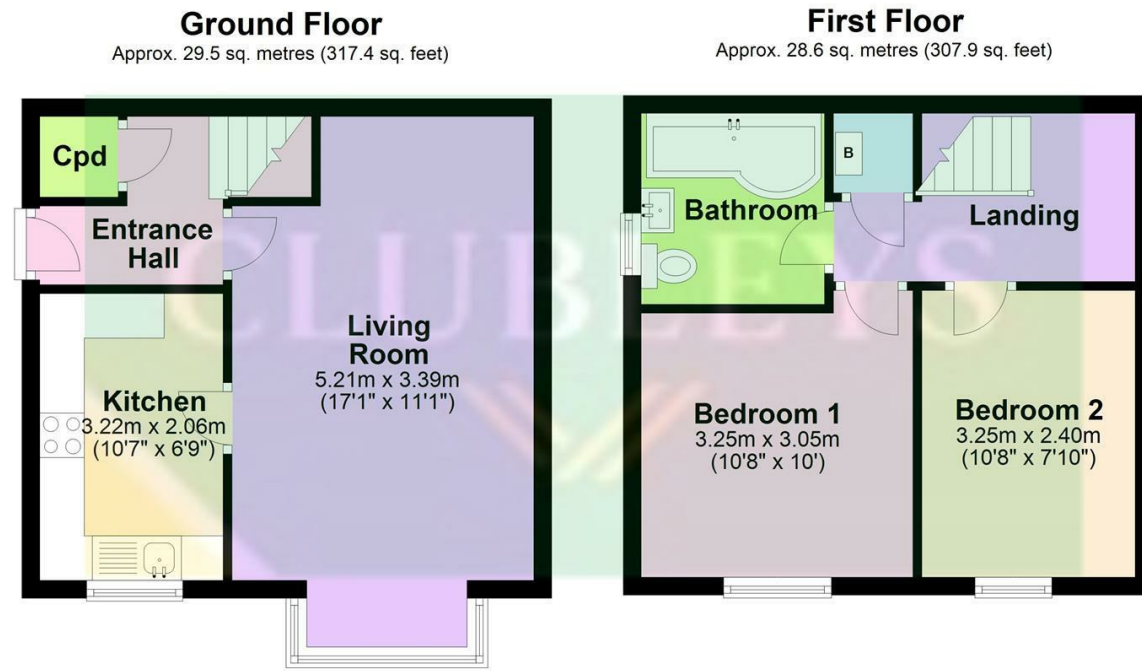




68, Wicstun Way,  
Market Weighton, YO43 3NL  
£155,000



Total area: approx. 58.1 sq. metres (625.2 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			89
(81-91) B			
(69-80) C		69	
(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.

**\*\* OFFERING NO ONWARD CHAIN - IDEAL FIRST TIME BUYER/INVESTMENT OPPORTUNITY \*\*** Introducing a charming two-bedroom quarter house, meticulously maintained and offering a blend of comfort and functionality. As you step through the entrance hall, you're greeted by a spacious sitting room, providing ample space for dining and relaxation. Adjacent, the sleek gloss kitchen for all your culinary needs. Upstairs there are two bedrooms and a white suite bathroom. Outside, a well-tended front lawn and a generously sized garden shed with power supply. Complete with allocated parking, this versatile property presents an ideal opportunity for investment, first-time buyers, or those seeking to downsize. Offering NO ONWARD CHAIN. Tenure: Freehold. East Riding of Yorkshire Council BAND A.



www.clubleys.com



### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

PVC Entrance door, radiator, laminate flooring, fitted cupboard. Stairs leading to first floor.

#### SITTING ROOM

5.21m x 3.39m (17'1" x 11'1")

Bay window, two radiators, ceiling coving, recessed ceiling lights, television point.

#### KITCHEN

3.22m x 2.06m (10'6" x 6'9")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven, gas hob with extractor hood over. Plumbing for automatic washer, laminate flooring, recessed ceiling lights, partially tiled walls, ceiling coving.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, recessed ceiling lights, fitted cupboard housing wall mounted gas fired central heating boiler.

#### BEDROOM ONE

3.25m x 3.05m (10'7" x 10'0")

Recessed ceiling lights, radiator.

#### BEDROOM TWO

3.25m x 2.40m (10'7" x 7'10")

Radiator, recessed ceiling lights.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin with tiled splashback and low flush WC. Partially tiled walls, laminate flooring, radiator.

#### OUTSIDE

Outside, a well-tended front lawn and a generously sized garden shed with power supply. Complete with allocated parking.

### ADDITIONAL INFORMATION

#### SERVICES

Mains electricity, gas, water and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.

