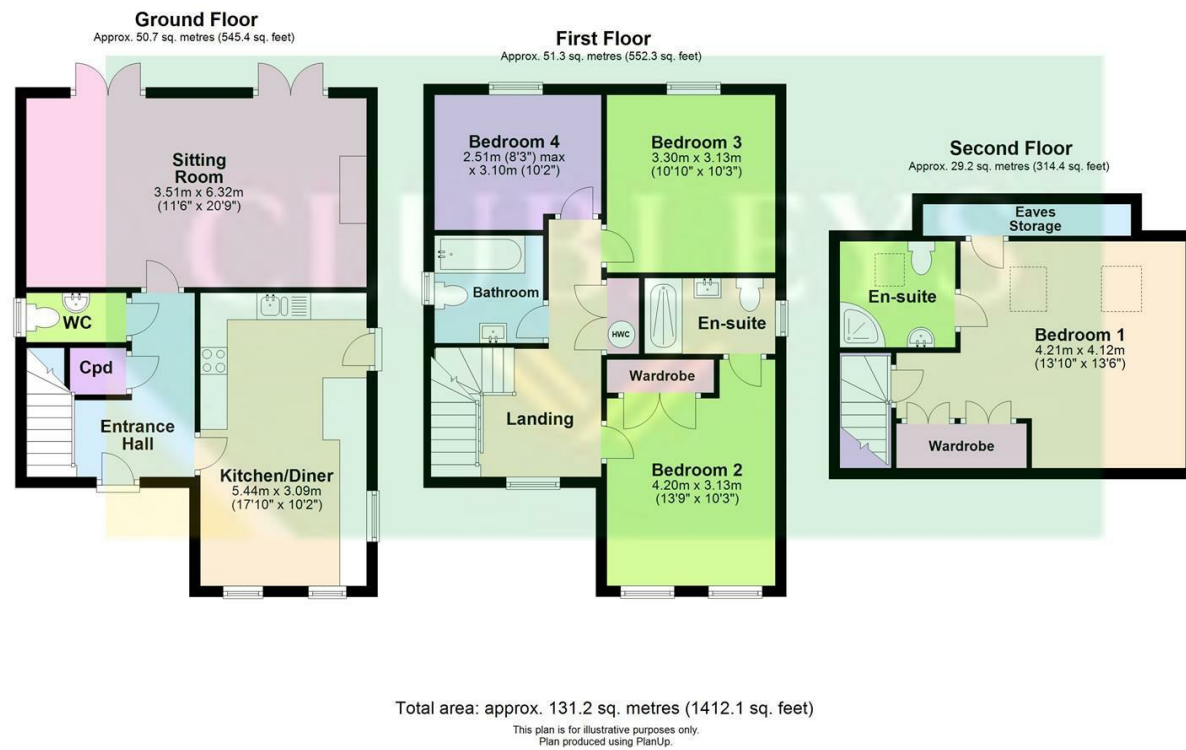




24, Houghton Close,  
Market Weighton, YO43 3FZ  
£325,000



**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			100
(92 plus) A			
(81-91) B		81	
(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.

Introducing this spacious three-storey, four-bedroom detached family home, impeccably maintained and beautifully decorated throughout. On the ground floor, the inviting entrance hall leads to a modern fitted kitchen/diner and a spacious sitting room that spans the entire rear of the house, featuring two sets of French doors opening to the low-maintenance rear garden with luxury artificial lawn, paved patio, and fenced boundaries. The first floor boasts three well-appointed bedrooms, including one with an en-suite, and a stylish family bathroom. Moving to the second floor to discover the grand main bedroom, occupying the entire top level with two Velux windows and a private en-suite. The exterior is equally impressive, with a manicured front lawn with various flowers, a side driveway, and a detached garage. This home is the epitome of show home condition, ready to welcome its new family. Tenure: Freehold. East Riding of Yorkshire Council band D.



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

Front entrance door, laminate wood flooring, radiator, fitted cupboard, stairs to first floor.

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, tiled floor, radiator, recessed ceiling lights.

**KITCHEN**

5.44 x 3.09 (17'10" x 10'1")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, double oven, induction hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, plumbing for automatic washing machine, radiator, recessed ceiling lights, tiled floor, T.V. aerial point.

**SITTING ROOM**

3.51 x 6.32 (11'6" x 20'8")

Coal effect electric fire set in limestone surround and hearth, laminate wood flooring, 2 x French doors to garden, T.V. aerial point, radiator.

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

Stairs to second floor, fitted cupboard housing hot water cylinder, radiator.

**BEDROOM TWO**

4.20 x 3.13 (13'9" x 10'3")

Fitted wardrobe, T.V. aerial point, radiator.

**EN SUITE**

Three piece suite comprising low flush W.C., pedestal wash hand basin with chrome mixer taps, step in shower cubicle, chrome rain shower head, chrome ladder towel rail, tiled floor, fully tiled walls, extractor, recessed ceiling lights.

**BEDROOM THREE**

3.30 x 3.13 (10'9" x 10'3")

T.V. aerial point, radiator.

**BEDROOM FOUR**

2.51 x 3.10 (8'2" x 10'2")

T.V. aerial point, radiator.

**BATHROOM**

Three piece suite comprising low flush W.C.,

pedestal wash hand basin with chrome mixer taps, panelled bath, chrome rain shower head, shower screen, tiled floor, tiled walls, extractor, recessed ceiling lights.

**SECOND FLOOR****BEDROOM ONE**

4.21 x 4.12 (13'9" x 13'6")

Fitted wardrobes, T.V. aerial point, radiator, two velux windows, under eaves storage.

**EN SUITE**

Three piece suite comprising low flush W.C., pedestal hand basin with chrome mixer tap, step in shower cubicle, chrome rain shower head, chrome heated towel rail, tiled floor, tiled walls, extractor, recessed ceiling lights, velux window.

**OUTSIDE**

The rear garden is low-maintenance with a luxury artificial lawn, paved patio, and fenced boundaries. The front has a manicured lawn with various flowers, a side driveway, and a detached garage.

**GARAGE**

Up and over door, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

