

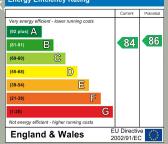
Total area: approx. 87.4 sq. metres (941.2 sq. feet)

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.



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



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.



31, St. Aiden Close, Market Weighton, YO43 3HE £280,000



East Riding of Yorkshire Council Band C. Tenure Freehold







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, ceiling coving, cupboard.

KITCHEN

3.00m x 2.65m (9'10" x 8'8")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit and drainer, four ring electric hob, eye level oven, extractor hood over, microwave, integrated fridge/freezer, integrated dishwasher, plumbing for automatic washing machine, recessed ceiling lights, laminate wood flooring.

SITTING ROOM

6.15m x 3.25m (20'2" x 10'7")

Gas fire, marble effect hearth and wooden surround, T.V. aerial point, dado rail, radiator, 2 french doors to Conservatory, laminate wood flooring.

CONSERVATORY

3.94m x 5.08m max (12'11" x 16'7" max) PVC windows, french doors to rear garden, fully insulated hybrid roof, recessed ceiling lights, side entrance door to driveway, laminate wood flooring, radiator.

BEDROOM ONE

4.27m x 3.24m (14'0" x 10'7")

Fitted units dado rail, bay window, radiator, laminate wood flooring, T.V. aerial point.

EN SUITE

Two piece suite comprising step in shower cubicle, electric shower over, low flush W.C., chrome heated ladder style towel rail, extractor, tiled floor, fully tiled walls.

BEDROOM TWO

2.90m x 2.66m (9'6" x 8'8") Radiator, ceililng coving, dado rail.

BEDROOM THREE

2.40m x 2.66m (7'10" x 8'8") Radiator, dado rail, ceiling coving.

BATHROOM

Three piece suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, recessed ceiling lights, extractor, tiled floor, chrome heated ladder style towel rail, fully tiled walls.

OUTSIDE

The exterior features a gated driveway leading to a garage, ensuring privacy and convenience and benefits from a second garage to the front of the property, to suit all your storage needs. Enjoy the outdoors with a paved patio seating area, perfect for summer evenings and the lawn, bordered by shrubs, hedges, and flowers, creates a serene retreat within your own garden.

GARAGE

Two single garages with insulated electric roller doors, power and light, personnel door.

ADDITIONAL INFORMATION

This property is equipped with solar panels, installed on 05/12/2011 under a "Rent-a-Roof" lease agreement with a company called Freetricity. The lease is for 25 years, leaving 13 years remaining. The new owner will continue with this arrangement, but there is no obligation to renew the lease once it expires. These solar panels offer the benefit of reduced energy bills, providing long-term savings on electricity costs.

The current owners of the property have advised they recently have had new UPVC soffits and fascia's fitted and the roof has recently been cleaned and moss removed.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.











