



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



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			
(81-91) B		84	86
(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.

****OFFERING NO ONWARD CHAIN****

Discover this deceptively spacious three-bedroom detached bungalow, perfectly situated in a popular residential area. Step inside to find a beautifully presented home offering ample space for families or those looking to downsize without sacrificing space. The accommodation includes an entrance hall, a sitting room, and a modern grey gloss kitchen with integrated appliances. The main bedroom boasts a shower room, complemented by two additional good-sized bedrooms and a family bathroom. The large conservatory provides stunning views of the meticulously maintained garden, which is brimming with vibrant flowers and established greenery. 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. Eco-friendly solar panels enhance the home's energy efficiency, contributing to sustainable living. 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. This bungalow is the ideal blend of spacious living, modern amenities, and beautifully landscaped surroundings. East Riding of Yorkshire Council Band C. Tenure Freehold.



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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, ceiling 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.

