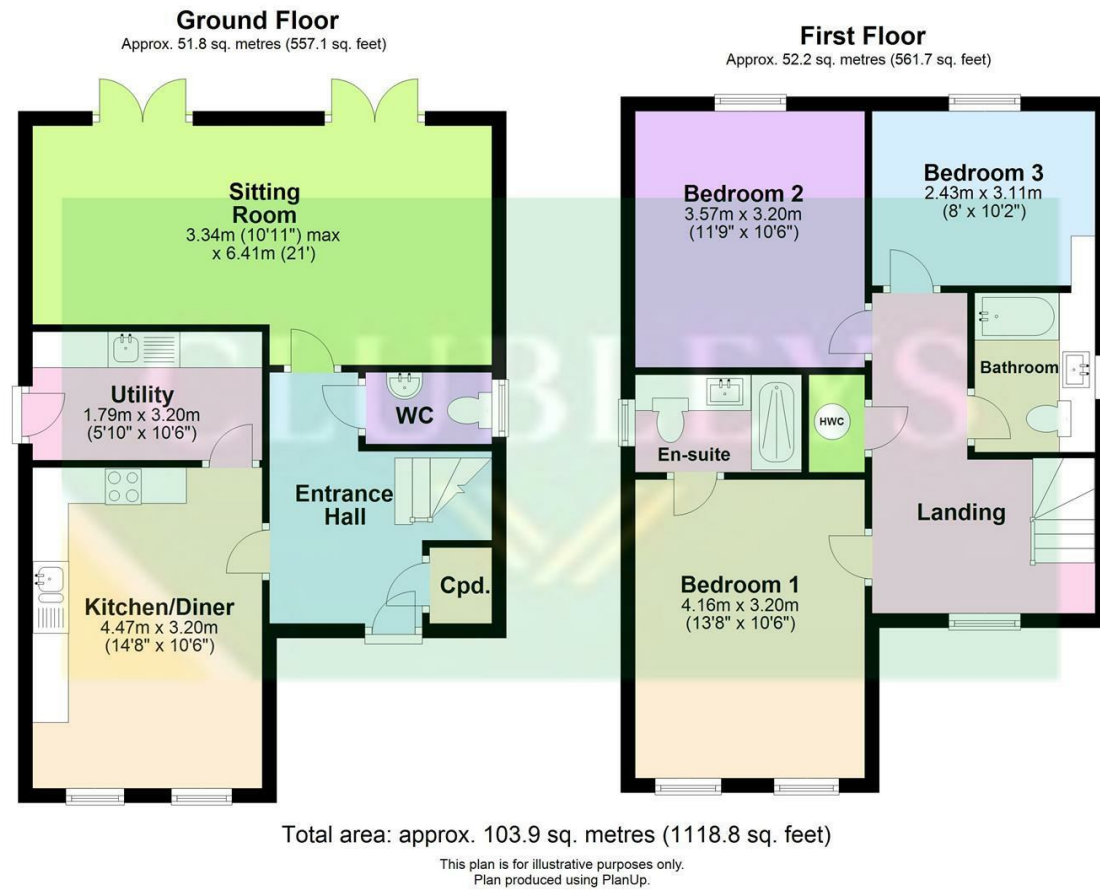


97, Wicstun Way,
Market Weighton, YO43 3FA
£275,000



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			94
(81-91) B		83	
(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.

Welcome to this spacious three-bedroom detached family home, designed for modern living. The accommodation opens into a generous entrance hall, leading to a well-appointed kitchen/diner featuring integrated appliances and access to a utility room. The expansive sitting room spans the entire rear of the house, boasting two sets of French doors that open onto a lawned rear garden with a paved seating area, perfect for outdoor entertaining. Upstairs, a roomy landing provides access to three bedrooms, including a master with an en-suite, and a family bathroom. The front of the property features a small lawn area and a side driveway leads to the detached garage. This home offers a perfect blend of comfort and functionality, ideal for family living.

Tenure: Freehold. East Riding of Yorkshire council BAND D.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, fitted cupboard.

W.C.

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

SITTING ROOM

2.77m x 6.41m (9'1" x 21'0")

Two French doors leading to the rear garden, radiator.

KITCHEN

4.47m x 3.20m (14'7" x 10'5")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level oven, gas hob, extractor hood over, radiator, recessed ceiling lights, tiled floor, integrated dishwasher, integrated fridge/freezer.

UTILITY

1.79m x 3.20m (5'10" x 10'5")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, plumbing for automatic washing machine and dryer, cupboard housing wall mounted gas fired central heating boiler, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, radiator, airing cupboard housing hot water cylinder.

BEDROOM ONE

4.16m x 3.20m (13'7" x 10'5")

Radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, wash hand basin, low flush W.C., part tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights, extractor, shaver point.

BEDROOM TWO

3.57m x 3.20m (11'8" x 10'5")

Radiator.

BEDROOM THREE

2.43m x 3.11m (7'11" x 10'2")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights, extractor, shaver point.

OUTSIDE

The front of the property features a small lawn area, and a side driveway leads to the detached garage. The rear garden is laid mostly to lawn, offering potential for landscaping ideas, with a paved seating area. The garden is enclosed by fence boundaries and has convenient side gated access for practicality.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of £136.00 every six months. However, this may be subject to change.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

