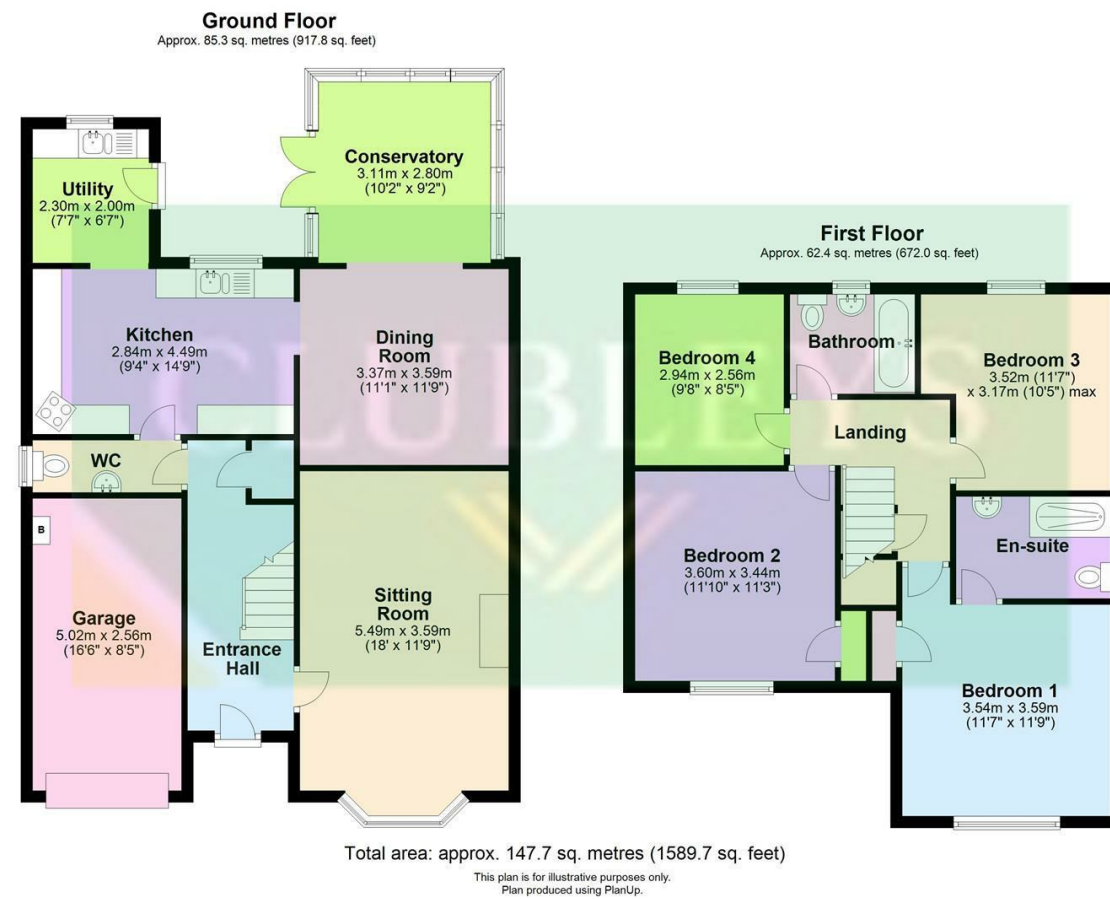




32, Shipman Road,
Market Weighton, YO43 3RB
£330,000



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

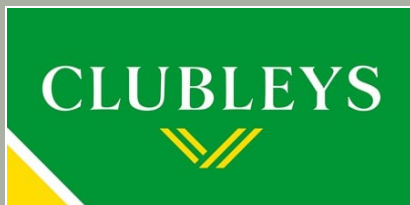
FREE VALUATIONS FOR SALE

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.



60 - 64 Market Place, Market Weighton, York
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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.

Discover the potential of this four-bedroom detached family home, located within an established development. The accommodation welcomes you with an entrance hall, featuring stairs to the first floor and an adjacent cloakroom. The spacious sitting room and functional kitchen, complete with a utility area and access to the rear garden, offer a perfect setting for daily family life. The dining room flows seamlessly into a bright conservatory, ideal for entertaining. Upstairs, the main bedroom boasts an en-suite, accompanied by three additional bedrooms and a family bathroom. Outside, the rear garden is lawned, adorned with established flowers and shrubs, and enclosed by walled and fenced boundaries. The front features a block-paved driveway leading to an integral garage, providing ample parking. This property is brimming with potential and is ready for you to make it your own.

East Riding of Yorkshire Council Band E. Tenure Freehold.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, Karndean flooring, under stairs cupboard, stairs leading to first floor.

WC

Two piece white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Radiator, recessed ceiling lights, Karndean flooring.

SITTING ROOM

5.49m x 3.59m (18'0" x 11'9")

Gas fire with tiled hearth and wooden surround and mantle, two radiators, ceiling coving, television point, telephone point, Karndean flooring.

KITCHEN

2.84m x 4.49m (9'3" x 14'8")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, eye level double oven, gas hob with extractor hood over. Integrated dishwasher, integrated fridge, partially tiled walls, radiator. Stone flooring, recessed ceiling lights, ceiling coving.

UTILITY ROOM

2.30m x 2.00m (7'6" x 6'6")

Fitted with a range of base units comprising work surfaces, one and a half bowl stainless steel sink unit. plumbing for automatic washer. Partially tiled walls, stone flooring, recessed ceiling lights, ceiling coving, radiator, rear entrance door.

DINING ROOM

3.37m x 3.59m (11'0" x 11'9")

Karndean flooring, radiator, ceiling coving, archway leading to...

CONSERVATORY

3.11m x 2.80m (10'2" x 9'2")

PVC windows to three sides with brick dwarf walls, polycarbonate roof, Karndean flooring, PVC French doors to rear garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space which is boarded with ladder and light, fitted cupboard.

BEDROOM ONE

3.54m x 3.59m (11'7" x 11'9")

Radiator, wall light points, television point, fitted cupboard.

ENSUITE BATHROOM

Three piece white suite comprising large step in shower cubicle with rainfall shower head, low flush WC and pedestal wash hand basin. Recessed ceiling lights, chrome ladder style heated towel radiator, extractor fan, partially tiled walls, laminate flooring.

BEDROOM TWO

3.60m x 3.44m (11'9" x 11'3")

Fitted cupboard, radiator, television point.

BEDROOM THREE

3.52m x 3.17m max (11'6" x 10'4" max)

Radiator.

BEDROOM FOUR

2.94m x 2.56m (9'7" x 8'4")

Radiator, ceiling coving.

BATHROOM

Three piece white suite comprising panelled bath with shower over, low flush WC, pedestal wash hand basin. Partially tiled walls, radiator, extractor fan.

OUTSIDE

Outside, the rear garden is lawned, adorned with established flowers and shrubs, and enclosed by walled and fenced boundaries. The front features a block-paved driveway leading to an integral garage, providing ample parking.

GARAGE

5.02m x 2.56m (16'5" x 8'4")

Up and over door, power and light. Wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains electricity, gas, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

