



Ideally situated close to the town centre offering a secluded yet convenient location with easy access to an array of local amenities. This delightful two-bedroom end terrace property is perfect for first-time buyers or those looking to downsize. The accommodation features an entrance hall with stairs leading to the first floor, a spacious sitting room, and a kitchen with a dining area. The rear entrance, ideal as a cloakroom for coats and shoes, provides access to a gated and fenced paved courtyard. The ground floor also includes a convenient downstairs WC. Upstairs, there are two bedrooms and a generously sized bathroom. The property benefits from a small frontage and allocated parking. Don't miss the opportunity to make this charming home your own.

East Riding of Yorkshire Council BAND B. Tenure: Freehold.



Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and Filling Station, Schools, Public Houses, Library, Sports facilities and a Doctors' Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, laminate flooring, radiator, stairs leading to first floor.

##### SITTING ROOM

4.40m x 3.33m max (14'5" x 10'11" max)  
Laminate flooring, radiator, TV aerial point, fitted cupboard.

##### KITCHEN/DINER

2.36m x 4.30m (7'8" x 14'1")  
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven with gas hob and extractor hood over, plumbing for automatic washer, plumbing for dishwasher, part tiled walls, radiator.

##### REAR ENTRANCE

Rear entrance door, radiator.

##### WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, wall mounted gas fired central heating boiler, access to roof space, extractor fan, radiator.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Access to loft space.

##### BEDROOM 1

3.32m x 4.51m (10'10" x 14'9")  
Laminate flooring, radiator, TV aerial point, fitted cupboard.

##### BEDROOM 2

3.51m x 3.24m (11'6" x 10'7")  
Radiator, telephone point.

##### BATHROOM

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

##### OUTSIDE

There is a paved courtyard at the rear, with fenced boundaries and gated access. There is also a small area at the front and an allocated parking space.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, gas, electricity and drainage.

##### APPLIANCES

No appliances have been tested by the agent.



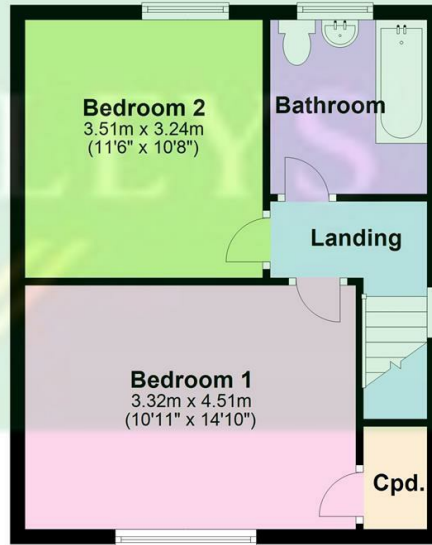
## Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.5 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

### 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			85
(81-91) B			
(69-80) C		65	
(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	

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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.