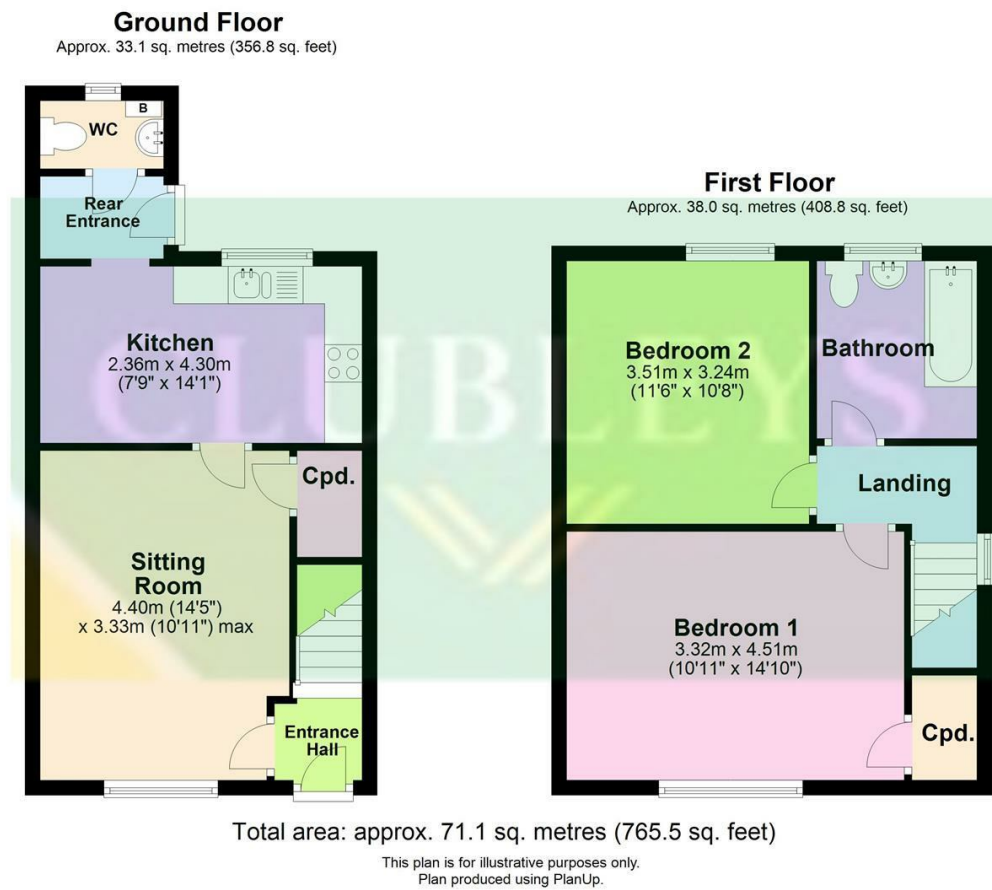




14, Beverley Court,
Market Weighton, YO43 3NB
£165,000



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
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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	

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.

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.



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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.

