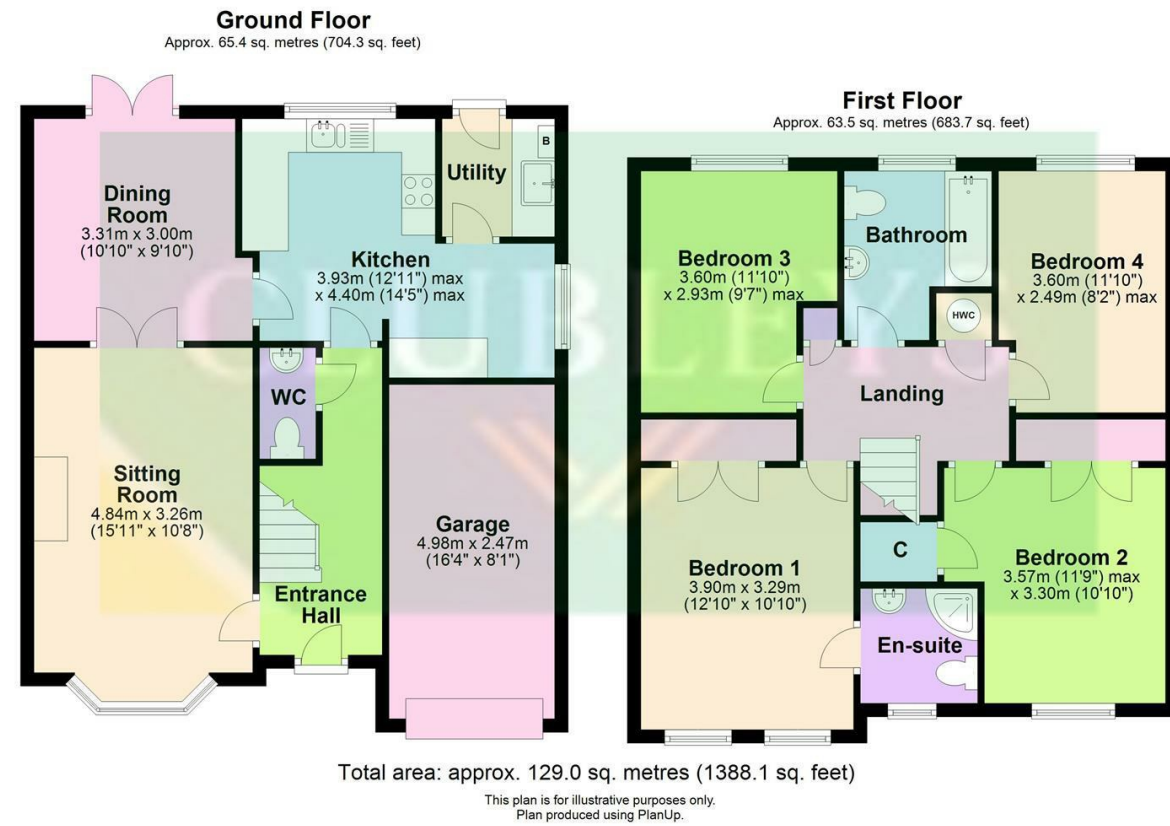




10, Richmond Close,
Market Weighton, YO43 3EX
£320,000



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			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 this stunning four-bedroom detached family home, perfectly positioned in a sought-after location with open fields beyond. Recently updated, the property features a stylish new kitchen complete with brushed steel appliances, including a fridge/freezer, dishwasher, washing machine and dryer. The spacious, light, and airy rooms have been tastefully redecorated, offering a welcoming atmosphere throughout. The accommodation includes an inviting entrance hall with stairs leading to the first floor, a convenient downstairs WC, and access to the sitting room with connections to the dining room, kitchen, and utility room. Upstairs, you'll find four generous bedrooms, including an en-suite to the main bedroom and a family bathroom. The rear garden is a blank canvas for new owners, offering various seating areas such as a raised decked area, paved patio, gravelled and lawn sections, all with fence boundaries and side gated access. The front garden is attractively lawned, complemented by a block paved driveway leading to the integral garage. This home stands proudly in its desirable location, ready to welcome you.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, ceiling coving, radiator, understairs cupboard, stairs to first floor.

CLOAKROOM

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

KITCHEN

3.93m x 4.40m max (12'10" x 14'5" max)
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, four ring gas hob, extractor hood over, dishwasher, fridge/freezer, under cupboard lights, recessed ceiling lights, part tiled walls, radiator.

UTILITY

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink cupboard housing wall mounted gas fired central heating boiler, washing machine, tumble drier, part tiled walls, rear entrance door, extractor, radiator.

DINING ROOM

3.31m x 3.00m (10'10" x 9'10")
French doors to rear garden, ceiling coving, radiator, doors leading to Sitting Room.

SITTING ROOM

4.84m x 3.26m (15'10" x 10'8")
Bay window, feature gas fire with marble hearth, two radiators, ceiling coving, T.V. aerial points.

FIRST FLOOR**LANDING**

Access to roof space, ceiling coving.

BEDROOM ONE

3.90m x 3.29m (12'9" x 10'9")
Fitted cupboard with hanging rails to one wall, T.V. aerial point, radiator, ceiling coving.

EN SUITE

Three piece suite comprising low flush W.C., pedestal wash hand basin, step in shower cubicle, wet wall panelling, radiator, extractor, shaver point.

BEDROOM TWO

3.57m x 3.30m (11'8" x 10'9")
Fitted cupboard with hanging rails to one wall, fitted cupboard over stairs, radiator, T.V. aerial point, ceiling coving.

BEDROOM THREE

3.60m x 2.93m max (11'9" x 9'7" max)
Radiator, ceiling coving.

BEDROOM FOUR

3.60m x 2.49m max (11'9" x 8'2" max)
Radiator, ceiling coving.

BATHROOM

Three piece suite comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, shower screen, radiator, part tiled walls, shaver point, extractor.

OUTSIDE

The rear garden is a blank canvas for new owners, offering various seating areas such as a raised decked area, paved patio, gravelled and lawn sections, all with fence boundaries and side gated access. The front garden is attractively lawned, complemented by a block paved driveway leading to the integral garage.

GARAGE

4.98m x 2.56m (16'4" x 8'4")
Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

