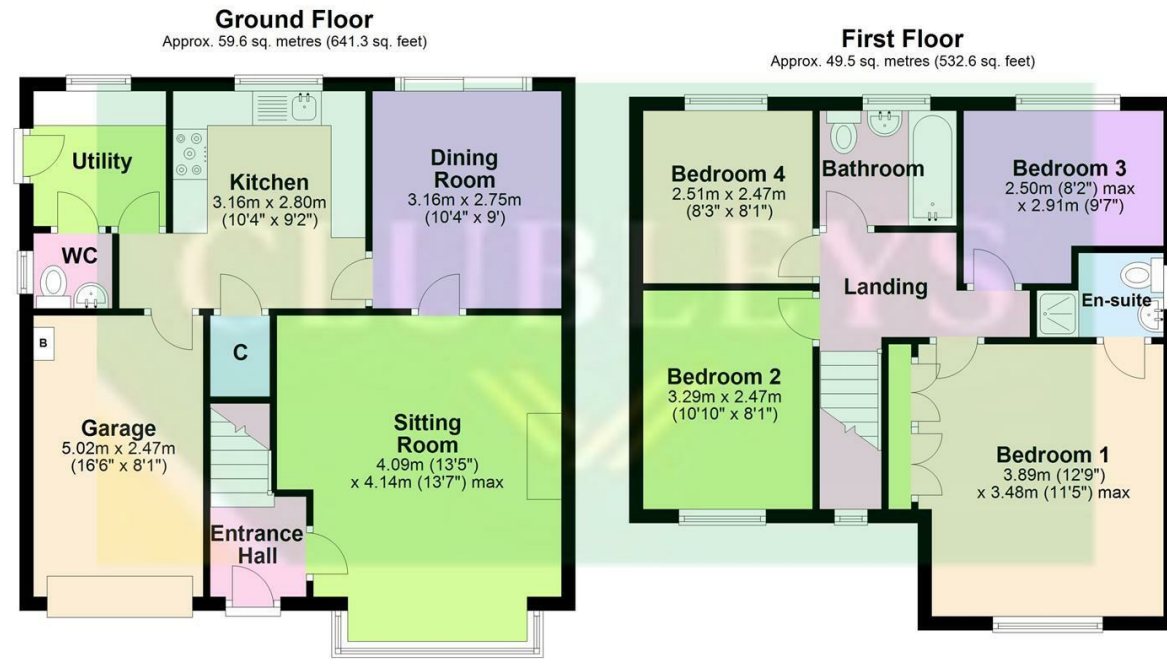




5, Walkington Drive,
Market Weighton, YO43 3NR
£295,000



Total area: approx. 109.1 sq. metres (1173.9 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			
(81-91) B			
(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 charming four-bedroom family home, perfectly positioned on a desirable corner plot in an established residential area. The ground floor features an entrance hall with stairs leading to the first floor, a comfortable sitting room that flows into the dining room with patio doors opening to the garden, and a well-appointed kitchen with direct access to the garage, utility room, cloakroom, and a side door to the outside. Upstairs, you will find four bedrooms, including a main bedroom with an en-suite, and a family bathroom. The rear garden is a delightful mix of paving and gravel, complete with a covered seating area, hedges, and a raised garden pond, all enclosed by brick and fence boundaries with side gated access. The front and side gardens are beautifully lawned with mature trees, and the driveway leads to the integral garage. This home offers great potential for the new owners to update and personalise to their own taste.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC front entrance door, radiator, stairs to first floor.

SITTING ROOM

4.09m x 4.14m max (13'5" x 13'6" max)
Coal effect gas fire in decorated surround, ceiling coving, telephone point, T.V. aerial point, two radiators.

DINING ROOM

3.16m x 2.75m (10'4" x 9'0")
PVC patio doors to rear garden, radiator, laminate wood flooring, ceiling coving.

KITCHEN

3.16m x 2.80 (10'4" x 9'2")
Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, eye level double oven, gas hob, plumbing for dishwasher, laminate wood flooring, ceiling coving, fitted cupboard, access to garage.

UTILITY

Fitted with base units, plumbing for automatic washing machine, PVC rear entrance door, laminate wood flooring, ceiling coving.

WC

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

FIRST FLOOR ACCOMMODATION**LANDING**

Access to roof space, fitted cupboard housing hot water cylinder.

BEDROOM ONE

3.89m x 3.48m max (12'9" x 11'5" max)
Fitted wardrobes, T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising low flush W.C., pedestal wash hand basin, step in shower cubicle, part tiled walls, radiator.

BEDROOM TWO

3.29m x 2.47m (10'9" x 8'1")
Radiator, ceiling coving.

BEDROOM THREE

2.50m x 2.91m max (8'2" x 9'6" max)
Radiator, ceiling coving.

BEDROOM FOUR

2.51m x 2.47 (8'2" x 8'1")
Laminate wood flooring, radiator, ceiling coving.

BATHROOM

Three piece coloured suite comprising panelled bath, shower over, pedestal wash hand basin, low flush W.C., part tiled walls, radiator.

OUTSIDE

The rear garden is a delightful mix of paving and gravel, complete with a covered seating area, hedges, and a raised garden pond, all enclosed by brick and fence boundaries with side gated access. The front and side gardens are beautifully lawned with a few mature trees, and the driveway leads to the integral garage.

GARAGE

5.02m x 2.47m (16'5" x 8'1")
Up and over door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

