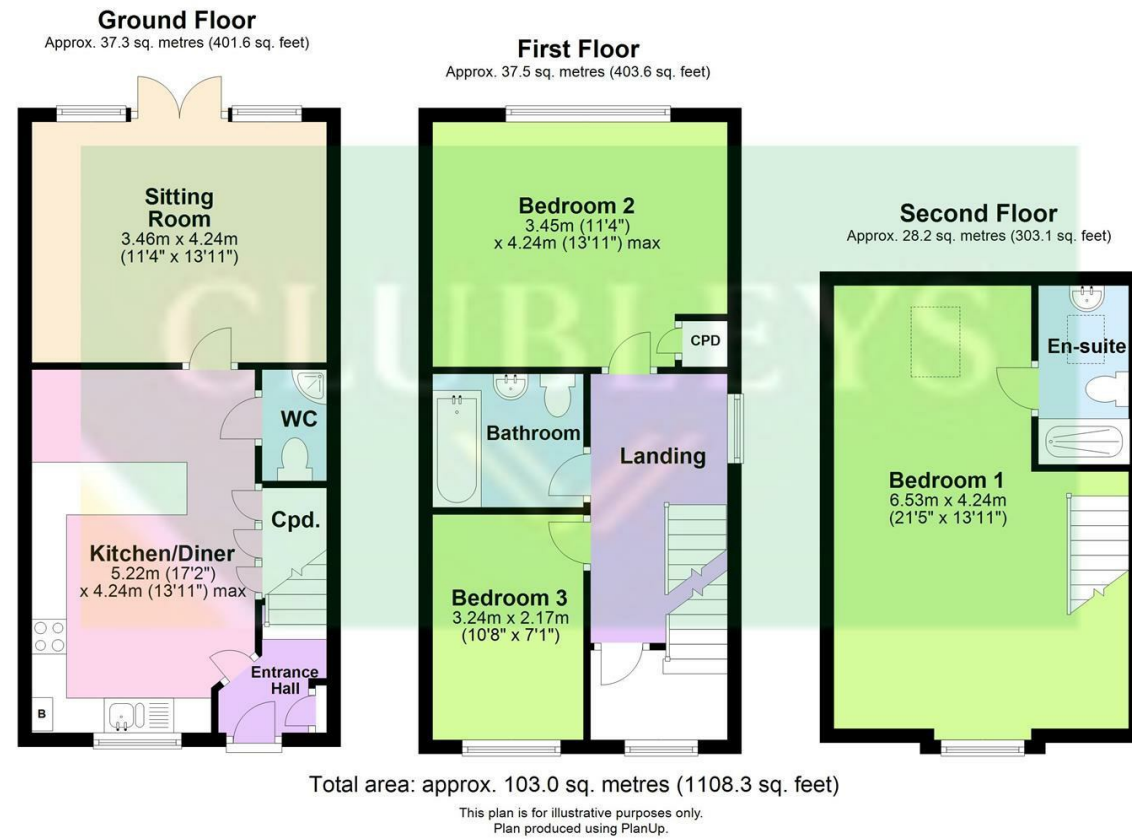




5, Hird Avenue,
Market Weighton, YO43 3RS
£250,000



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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YO43 3AL
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| Energy Efficiency Rating | | Current | Potential |
|---|--|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 84 | |
| (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 three-bedroom, three-storey semi-detached home. The entrance hall leads to a contemporary white gloss kitchen, featuring upgraded quartz worktops, a spacious area for a kitchen table, and a convenient breakfast bar. Clever pull-out shelving under the stairs maximises storage efficiency. The sitting room at the rear offers a serene retreat, overlooking a well-maintained garden that ensures a sense of privacy because of its position within the development. The first floor comprises two bedrooms and a stylish modern bathroom, while the third floor reveals a spacious master bedroom with an en-suite, offering a tranquil space to unwind. Although the home spans three storeys, it maintains a traditional feel with the kitchen and sitting room conveniently located on the ground floor.

Outside, the rear garden boasts a paved patio area, a lush lawn, and an additional seating area with a pergola. Established flowers and shrubs enhance the garden's beauty. The front garden is neatly lawned, and the side driveway provides ample parking and access to the detached garage. This home combines vibrant yet calm décor creating an inviting and harmonious living environment. Experience the perfect blend of modern amenities and traditional charm in this truly lovely home.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

KITCHEN/ DINER

5.22m x 4.24m max (17'1" x 13'10" max)
Fitted with a range of wall and base units comprising complimentary quartz work surfaces, one and a half bowl stainless steel sink unit, integrated fridge freezer, integrated dishwasher, integrated washing machine. Electric oven, gas hob with extractor hood over. Fitted sliding under stairs storage cupboard, radiator, recessed ceiling lights.

WC

Two piece white suite comprising low flush WC, wash hand basin with tiled splash back, radiator, extractor hood.

SITTING ROOM

3.46m x 4.24m (11'4" x 13'10")
Television point, telephone point, recessed ceiling lights, French doors leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Two radiators, stairs leading to second floor accommodation.

BEDROOM TWO

3.45m x 4.24m max (11'3" x 13'10" max)
Radiator, wall light points, fitted cupboard.

BEDROOM THREE

3.24m x 2.17m (10'7" x 7'1")
Partially panelled walls, radiator.

BATHROOM

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

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

6.53m x 4.24m (21'5" x 13'10")
Panelled feature wall, wall light points, two radiators, Velux window.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin. Partially tiled walls, chrome heated towel radiator, extractor fan, Velux window.

OUTSIDE

Outside, the rear garden boasts a paved patio area, a lush lawn, and an additional seating area with a pergola. Established flowers and shrubs enhance the garden's beauty. The front garden is neatly lawned, and the side driveway provides ample parking and access to the detached garage.

GARAGE

Up and over door. Power and light.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £40.89 per annum maintenance charge.

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

