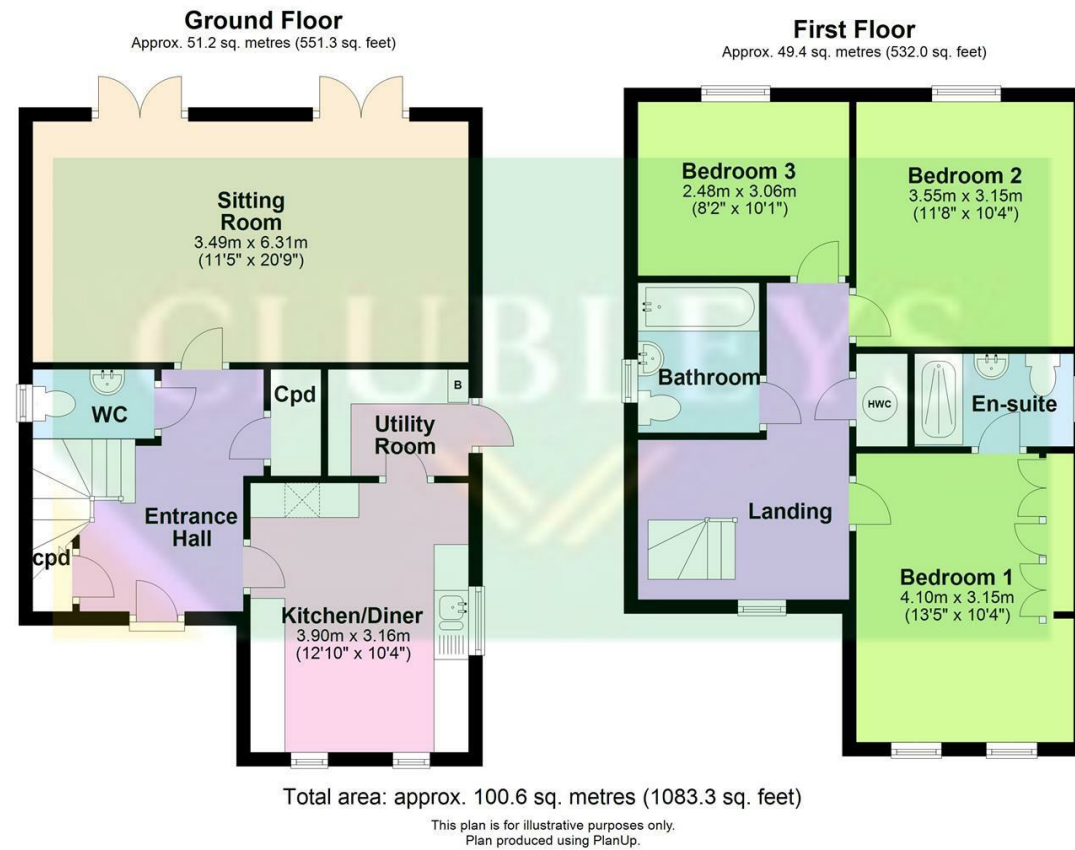




11, Medforth Street,
Market Weighton, YO43 3FF
£295,000



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			93
(81-91) B		83	
(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.

Introducing a beautifully updated detached three-bedroom property, perfect for those seeking modern comforts and stylish living. The accommodation welcomes you with a spacious entrance hall, complete with a convenient cloakroom. Step into the recently fitted kitchen, which boasts a breakfast bar and ample space for a dining table, seamlessly leading to an also recently fitted utility room. The sitting room spans the rear of the property, featuring two sets of French doors that open onto the rear garden, complemented by a sleek media wall. Upstairs, you will find three well-appointed bedrooms, including a master bedroom with an en-suite, alongside a contemporary family bathroom. The rear garden offers a paved seating area that transitions to a lawned garden with established trees, flowers, and shrubs, enclosed by wall and fence boundaries, and includes side gated access. The front of the property is paved with flower borders and a tarmac driveway, providing ample parking space. The current owners have extensively updated the property throughout, including a fitted kitchen and utility room, modern sanitary ware, bespoke plantation shutters, and majority flooring and decoration. Viewing is highly recommended to fully appreciate the quality and charm of this exceptional home.



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

www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate flooring, radiator, two fitted cupboards, stairs leading to first floor accommodation.

WC

Two piece white suite comprising low flush WC, wash hand basin set in vanity unit with tiled splashback, radiator.

KITCHEN / DINER

3.90m x 3.16m (12'9" x 10'4")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl ceramic sink unit, extractor hood, integrated wine cooler, under unit and plinth lighting, USB socket. Plumbing for dishwasher, breakfast bar, space for American fridge freezer, luxury vinyl tiling.

UTILITY ROOM

Fitted with range of wall and base units comprising work surfaces, plumbing for automatic washer, radiator, luxury vinyl tiling, wall mounted gas fired central heating boiler. Rear entrance door.

SITTING ROOM

3.49m x 6.31m (11'5" x 20'8")

Media wall with inset electric fire and Oak mantle, shelving to both sides with cupboards underneath. Two modern anthracite radiators, two French doors leading to rear garden, television point, power points with USB sockets.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space (partially boarded) with ladder and light. Radiator, fitted cupboard housing hot water cylinder, and recessed ceiling lights.

BEDROOM ONE

4.10m x 3.15m (13'5" x 10'4")

Fitted wardrobes to one wall, recessed ceiling lights, radiator, television point, power points with USB sockets.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, illuminated mirror. Fully tiled walls, chrome heated towel radiator, recessed ceiling lights, extractor fan, mirror.

BEDROOM TWO

3.55m x 3.15m (11'7" x 10'4")

Radiator, recessed ceiling lights, television point, power points with USB sockets.

BEDROOM THREE

2.48m x 3.06m (8'1" x 10'0")

Radiator, recessed ceiling lights, power points with USB sockets.

BATHROOM

Three piece white suite comprising bath with rainfall shower over and shower screen, low flush WC, wash hand basin set in vanity sink unit, illuminated mirror. Heated towel radiator, extractor fan, recessed ceiling lights, partially tiled walls.

OUTSIDE

The rear garden offers a paved seating area that transitions to a lawned garden with established trees, flowers, and shrubs, enclosed by wall and fence boundaries, and includes side gated access. The front of the property is paved with flower borders and a tarmac driveway, providing ample parking space.

SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

