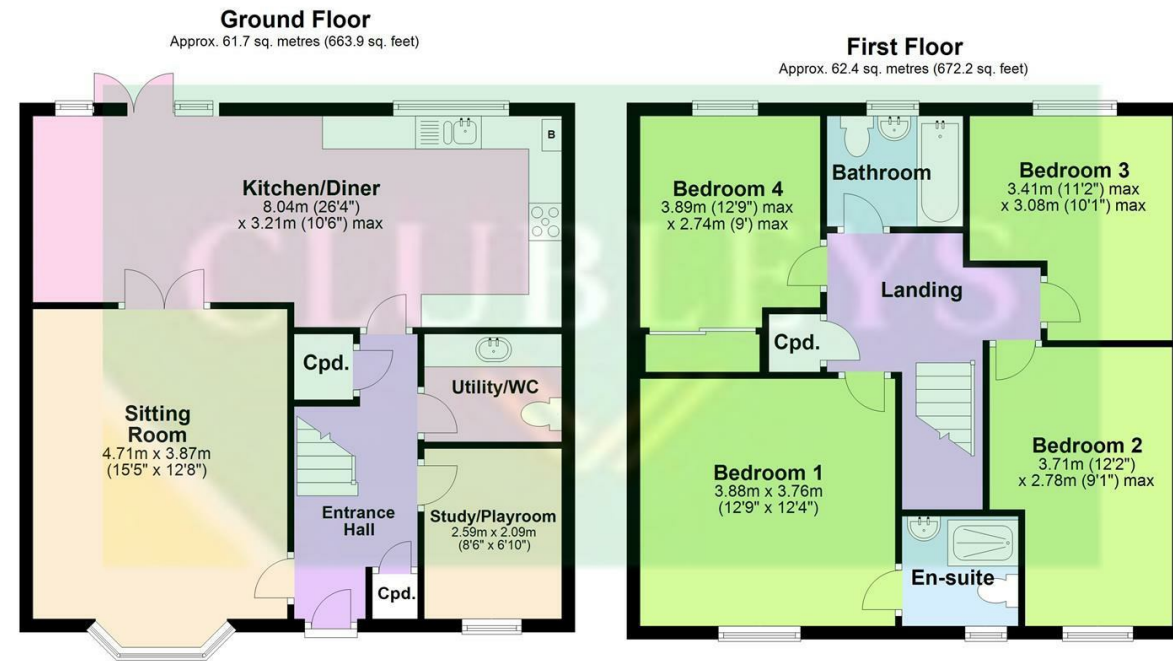




4, Coperland Crescent,  
Market Weighton, YO43 3RN  
£350,000



Total area: approx. 124.1 sq. metres (1336.0 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

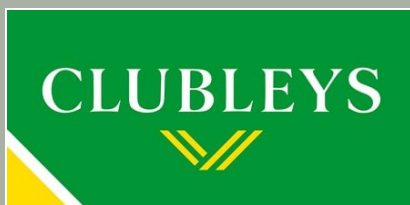
**FREE VALUATIONS FOR SALE**

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		94
(81-91)	B	85	
(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.

Nestled on the outskirts of town, this nearly-new four-bedroom double fronted detached family home offers an ideal blend of modern living and family-friendly design. The ground floor features a welcoming entrance hall with a cloakroom/utility, a spacious sitting room with a bay window, and a versatile reception room perfect for a playroom, office, or additional TV room. The heart of the home is the expansive kitchen/diner at the rear, boasting a contemporary kitchen and ample space for dining and family gatherings. Upstairs, you'll find four generous bedrooms, including a master with an en-suite, and a well-appointed family bathroom. The outdoor space includes a lawned rear garden with fenced boundaries, a front lawn, and a side driveway leading to a detached garage. This property is offered with no onward chain, making it a superb opportunity for a seamless move into a family-ready home.

East Riding of Yorkshire Council BAND D. Tenure Freehold.



www.clubleys.com





**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, radiator, fitted cupboard, laminate flooring, stairs leading to first floor with cupboard under.

**CLOAKROOM/UTILITY**

Fitted base unit comprising work surface, sink unit, integrated washer, low flush WC, extractor fan.

**SITTING ROOM**

4.71m x 3.87m (15'5" x 12'8")

Coal effect electric fire, two radiators, laminate flooring, bay window to the front, double doors leading to the kitchen.

**OFFICE/PLAYROOM**

2.59m x 2.09m (8'5" x 6'10")

Radiator.

**KITCHEN/DINER**

8.04m x 3.21m max (26'4" x 10'6" max)

Fitted with a range of wall and base units comprising work surfaces, a 1.5-bowl stainless steel sink unit, an eye-level double oven, a gas hob with an extractor hood over, a cupboard housing a wall-mounted gas-fired central heating boiler, an integrated dishwasher, an integrated fridge/freezer, larder and carousel cupboards, and two radiators. PVC French doors lead to the rear garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Radiator, access to loft space, cupboard housing hot water cylinder.

**BEDROOM 1**

3.88m x 3.76m (12'8" x 12'4")

Radiator, TV aerial point.

**EN-SUITE**

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin, part tiled walls, recessed ceiling lights, extractor fan.

**BEDROOM 2**

3.71m x 2.78m max (12'2" x 9'1" max)

Radiator.

**BEDROOM 3**

3.41m max x 3.08m max (11'2" max x 10'1" max)

Radiator.

**BEDROOM 4**

3.89m max x 2.74m max (12'9" max x 8'11" max)

Radiator, fitted wardrobe to one wall.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over and shower screen, wash hand basin, low flush WC, part tiled walls, chrome heated towel rail, recessed ceiling lights, extractor fan.

**OUTSIDE**

The outdoor space includes a lawned rear garden with fenced boundaries, a front lawn, and a side driveway leading to a detached garage.

**DETACHED GARAGE**

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.

