



6, Houghton Close,
Market Weighton, YO43 3FZ
£350,000



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.

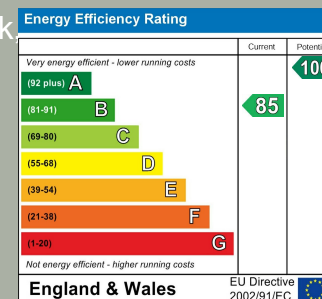
MORTGAGES

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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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 five-bedroom, three-storey detached family home, nestled at the end of a cul-de-sac. The ground floor boasts an inviting entrance hall with a WC, leading to a front-facing sitting room and a spacious kitchen/diner at the rear, complete with a convenient utility room. The former garage has been partitioned to form a store at the front and a versatile gym and multi-use room at the rear. On the first floor, there are four bedrooms, including a main bedroom with an en-suite, and a family bathroom. The second floor features an expansive master suite with a dressing room and en-suite. Outside, enjoy a well-maintained lawned garden with paved and decked seating areas, fenced boundaries, and side gated access. The front offers a lawned area and a gravelled driveway with parking. This spacious home perfectly blends comfort and functionality for modern family living, contact Clubleys today to arrange a viewing!
Tenure: Freehold. East Riding of Yorkshire Council BAND D.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs to first floor, cupboard under, door to

CLOAKROOM/GYM

Wall mounted electric heater, recessed ceiling lights, laminate wood flooring.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, chrome towel rail, extractor, tiled floor.

KITCHEN

2.77 x 6.75 (9'1" x 22'1")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated dishwasher, integrated fridge, recessed ceiling lights, tiled floor, radiator, PVC French doors to garden.

UTILITY

Fitted wall and base units comprising work surfaces, single drain sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, PVC rear entrance door.

SITTING ROOM

4.83 x 3.11 (15'10" x 10'2")
Electric fire set in stone fireplace and hearth, T.V. aerial point, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, stairs to second floor.

BEDROOM TWO

5.26 x 3.11 (17'3" x 10'2")
Radiator, T.V. aerial point.

EN SUITE

Three piece suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., chrome towel rail, recessed ceiling lights, extractor, tiled floor, part tiled walls.

BEDROOM THREE

3.74 x 3.11 (12'3" x 10'2")
Radiator, T.V. aerial point.

BEDROOM FOUR

3.50 x 3.19 (11'5" x 10'5")
Radiator, fitted cupboard housing hot water cylinder, built in wardrobe, T.V. aerial point.

BEDROOM FIVE

2.40 x 3.19 (7'10" x 10'5")
Radiator, fitted cupboard, T.V. aerial point.

BATHROOM

Four piece suite comprising panelled bath, step in shower cubicle, low flush W.C., pedestal wash hand basin.

SECOND FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights.

MASTER BEDROOM

4.91 x 5.15 (16'1" x 16'10")
2 velux windows, eaves storage space, T.V. aerial point.

DRESSING ROOM

2.51 x 2.30 (8'2" x 7'6")
Recessed ceiling lights.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled floor, part tiled walls, extractor, recessed ceiling lights, chrome heated towel rail, velux.

STORE

The former garage has been partitioned to form a store at the front and a versatile gym and multi-use room at the rear.

OUTSIDE

Outside, enjoy a well-maintained lawned garden with paved and decked seating areas, fenced boundaries, and side gated access. The front offers a lawned area and a gravelled driveway with parking, leading to the partitioned former garage now serving as a store.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

