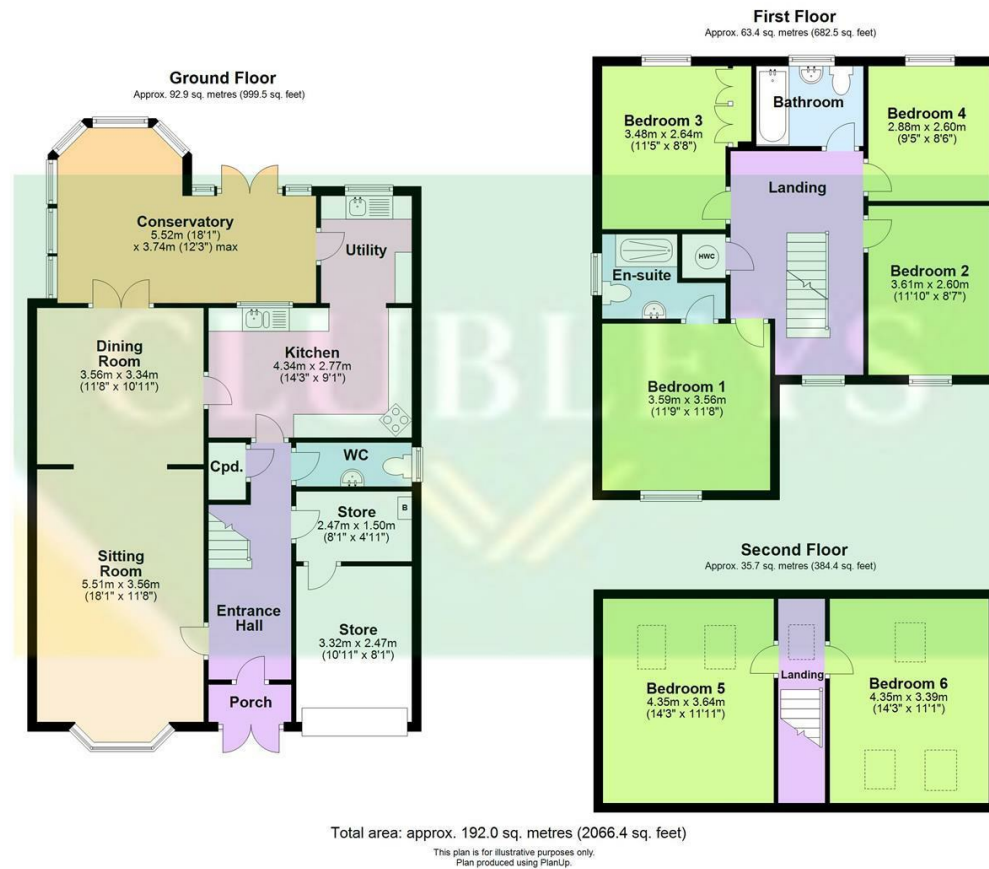




8, Elliot Way,
Market Weighton, YO43 3RG
Offers Over £300,000



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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

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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 spacious 6-bedroom detached family home, nestled within an established development yet tucked-away on a quiet street. The ground floor boasts an inviting entrance hall with a cloakroom, a sitting room, a dining room, a well-appointed kitchen with a utility area, and a delightful spacious conservatory at the rear of the property. Additional ground floor features include a versatile former garage, currently serving as a store. The first floor hosts four bedrooms, including an en-suite, and a family bathroom, while the second floor offers two further generously sized bedrooms with Velux windows. Outside, the rear garden is a predominantly laid to lawn with a variety of flowers, trees, and shrubs, alongside a garden shed, decked area, and fence boundaries. The front garden is also lawned, complemented by a block-paved driveway that provides ample parking. With no onward chain, this home offers ample space and potential. It presents an exciting opportunity for a new family to add their personal touch and create a dream home.
Tenure: Freehold. East Riding of Yorkshire Council BAND E.



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THE ACCOMMODATION COMPRISES

PORCH

PVC front entrance door.

ENTRANCE HALL

Laminate flooring, radiator, access to store, stairs leading to first floor with cupboard under.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, laminate flooring, radiator.

SITTING ROOM

5.51m x 3.56m (18'0" x 11'8")
Coal effect gas fire set in a marble effect inset and hearth with wood surround, laminate flooring, TV aerial point, ceiling coving, two radiators, archway leading to the dining room.

DINING ROOM

3.56m x 3.34m (11'8" x 10'11")
Laminate flooring, ceiling coving, radiator, PVC door leading to the conservatory.

KITCHEN

4.34m x 2.77m (14'2" x 9'1")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, gas hob with extractor hood over, integrated fridge, integrated dishwasher, tiled floor.

UTILITY

Fitted base units comprising work surfaces, single drainer stainless steel sink unit, plumbing for automatic washer, part tiled walls, tiled floor, breakfast bar.

CONSERVATORY

5.52m x 3.74m max (18'1" x 12'3" max)
Brick dwarf wall, PVC windows and door, poly roof, and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, fitted cupboard, stairs leading to the second floor.

BEDROOM 1

3.59m x 3.56m (11'9" x 11'8")
Radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, radiator.

BEDROOM 2

3.61m x 2.60m (11'10" x 8'6")
Radiator, access to roof space.

BEDROOM 3

3.48m x 2.64m (11'5" x 8'7")
Radiator, fitted wardrobe to one wall.

BEDROOM 4

2.88m x 2.60m (9'5" x 8'6")
Radiator.

BATHROOM

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

SECOND FLOOR ACCOMMODATION

LANDING

Velux window.

BEDROOM 5

4.35m x 3.64m (14'3" x 11'11")
Radiator, two Velux windows, access to roof space.

BEDROOM 6

4.35m x 3.39m (14'3" x 11'1")
Radiator, three Velux windows.

OUTSIDE

Outside, the rear garden is a predominantly laid to lawn with a variety of flowers, trees, and shrubs, alongside a garden shed, decked area, and fence boundaries. The front garden is also lawned, complemented by a block-paved driveway that provides ample parking.

STORE/FORMER GARAGE

Formerly the garage, this space is now used as two storage rooms but could be converted back.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No services have been tested by the agent.

