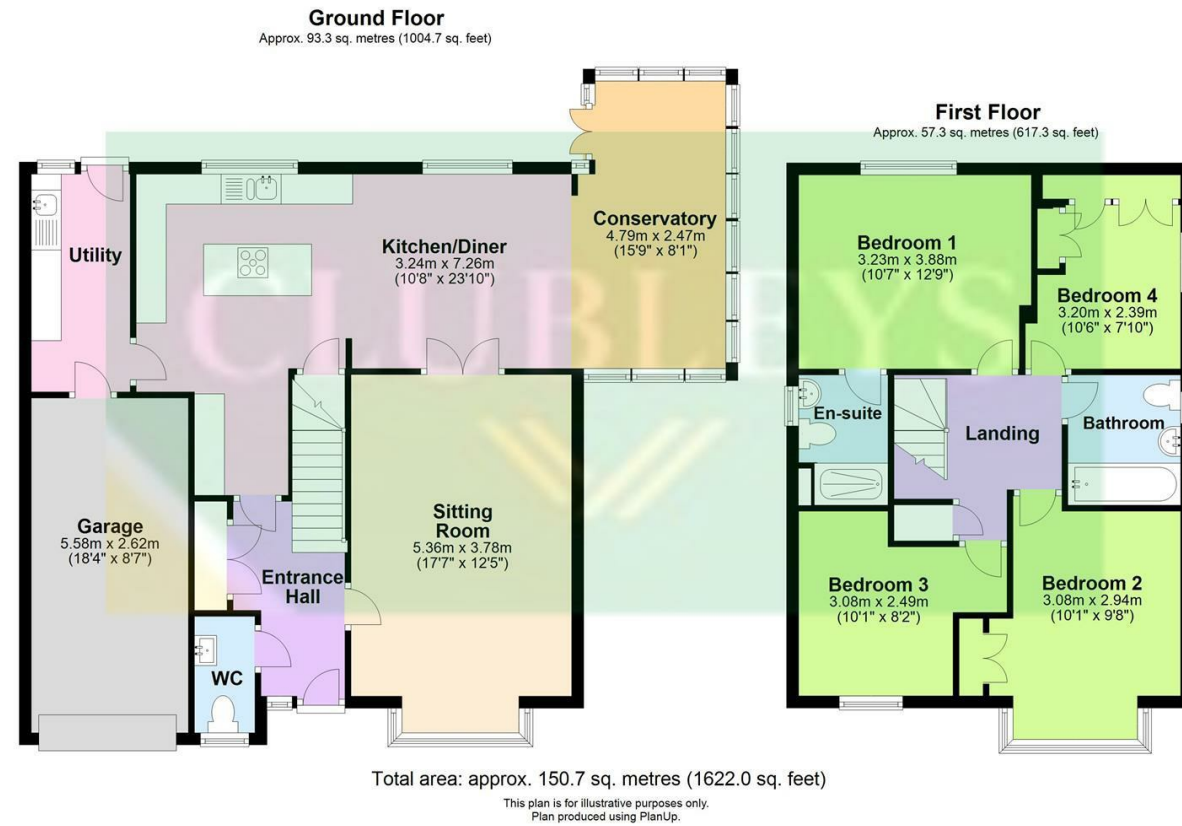




3, Orchard Court,
Market Weighton, YO43 3QJ
£365,000



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			
(81-91) B			
(69-80) C		71	83
(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 this stunning four-bedroom detached family home, perfectly situated in a quiet cul-de-sac, offering an exceptional sense of seclusion. The true highlight of this property is its enviable south-westerly rear garden, which wraps around the side and rear of the house, creating a private oasis. The garden features a patio area with a bar, a lush lawn, well-maintained fence boundaries, and established trees and shrubs. As you step inside, you are greeted by a welcoming entrance hall with a cloakroom and convenient storage for coats and shoes. The spacious sitting room, with its charming bay window, provides a cosy retreat at the front of the house. The heart of this home is undoubtedly the beautiful gloss kitchen, boasting elegant quartz worktops, a breakfast bar, and a generous dining area, making it an ideal family space. This area seamlessly opens into the conservatory, offering additional living space filled with natural light, a practical utility room is also located on the ground floor. Upstairs, you will find four well-appointed bedrooms, including a main bedroom with an en-suite bathroom, and a stylish family bathroom. To the front of the property, a paved driveway offers ample parking and leads to the integral garage. This home truly combines stylish living with practical family needs, all set within a tranquil and secluded plot.

Tenure Freehold. East Riding of Yorkshire Council Band D.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, oak engineered flooring, fitted cupboard, ceiling coving, stairs to first floor.

W.C.

Two piece suite comprising wash hand basin set in vanity unit, tiled floor, fully tiled walls, chrome heated towel rail, ceiling coving, recessed ceiling lights.

SITTING ROOM

5.36m x 3.78m (17'7" x 12'4")

Remote controlled gas fire set in stone fireplace and hearth, bay window to front, ceiling coving, T.V. aerial point, modern radiator, double doors to kitchen/diner.

KITCHEN/DINER

3.24m x 7.26m (10'7" x 23'9")

The kitchen is fitted with a range of wall and base units comprising quartz work surfaces and upstands. It includes a 1.5 bowl inset sink unit with a food waste disposer, a 5-ring gas hob with an extractor fan over, an eye-level double oven with a further eye-level oven and combination microwave, and an integrated dishwasher. There is a breakfast bar with a Dekton worktop, which has cupboards and an integrated fridge underneath. Additionally, there is a fitted cupboard, recessed ceiling lights, and Amtico flooring. In the dining area, there is a radiator, ceiling coving, and an archway leading to the conservatory.

UTILITY

Fitted wall and base units comprising work surfaces, plumbing for automatic washing machine, plumbing for tumble dryer, 1.5 bowl stainless steel sink unit, PVC rear entrance door, tiled floor, space for American style fridge/freezer, door to garage, chrome heated towel rail.

CONSERVATORY

4.79m x 2.47m (15'8" x 8'1")

PVC/brick wall construction, polycarbonate roof, tiled floor.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to the loft space, light, partially boarded, and loft ladder. Radiator, ceiling coving, a fitted cupboard housing the hot water cylinder, and recessed ceiling lights.

BEDROOM ONE

3.23m x 3.88m (10'7" x 12'8")

Recessed ceiling lights, radiator.

EN SUITE

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

BEDROOM TWO

3.08m x 2.94m (10'1" x 9'7")

Bay window to front, fitted cupboard, radiator, ceiling coving.

BEDROOM THREE

3.08m x 2.49m (10'1" x 8'2")

Radiator, ceiling coving,

BEDROOM FOUR

3.20m x 2.39m (10'5" x 7'10")

Fitted wardrobes with matching drawers, radiator, ceiling coving.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C., part tiled walls, ceiling coving, recessed ceiling lights, chrome heated towel rail.

OUTSIDE

The true highlight of this property is its enviable south-westerly rear garden, which wraps around the side and rear of the house, creating a private oasis. The garden features a patio area with a bar, a lush lawn, well-maintained fence boundaries, and established trees and shrubs. To the front of the property, a paved driveway offers ample parking and leads to the integral garage.

GARAGE

5.58m x 2.62m (18'3" x 8'7")

Roller door, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

