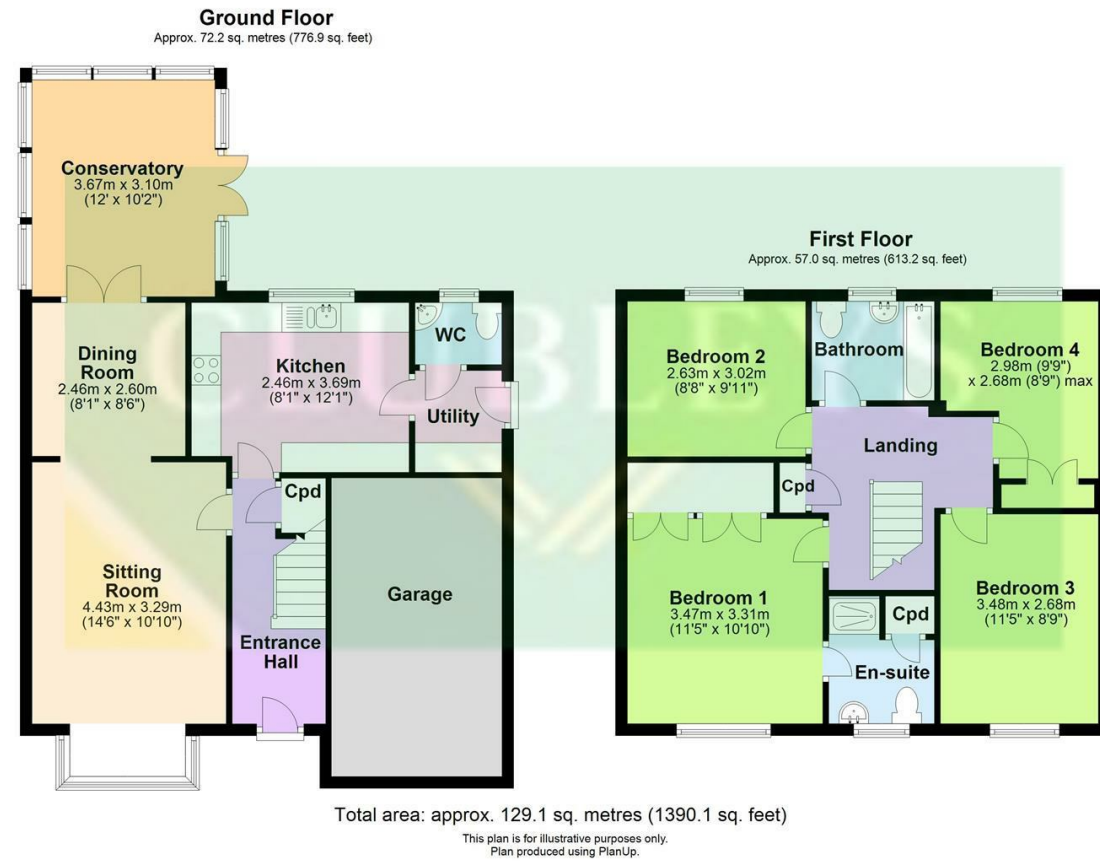




22, St Aiden Close,  
Market Weighton, YO43 3HE  
Offers Over £300,000



**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

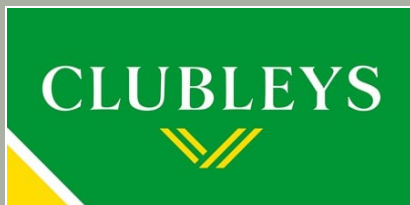
**FREE VALUATIONS FOR SALE**

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 stunning four-bedroom detached family home, perfectly situated in a highly desirable residential neighbourhood. This spacious and meticulously presented property has been tastefully upgraded, offering a blend of comfort and modern living. Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The generous sitting room provides a cosy yet ample space for relaxation, while the dining area, with its elegant French doors, opens into a charming conservatory. The modern kitchen features integrated appliances and contemporary finishes. For added convenience, there is a practical utility room and a downstairs toilet.

The first floor hosts four well-appointed bedrooms, including a master bedroom complete with an ensuite bathroom. A stylish family bathroom serves the remaining bedrooms. Notably, the current owner has secured planning permission, granted in June 2024, for the conversion of the garage into additional living space, offering potential for future expansion. Externally, the property impresses with a manicured lawn and a driveway leading to an integral garage at the front. The rear garden is a private oasis, featuring a paved patio area perfect for outdoor entertaining, along with a well-maintained lawn. This exquisite home combines elegance and functionality, making it the perfect choice for a growing family seeking a harmonious blend of style and practicality.



East Riding of Yorkshire Council Band D Tenure Freehold.

www.clubleys.com



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

Front entrance door, radiator, coving ceiling, stairs to first floor accommodation, under stairs cupboard.

**SITTING ROOM**

4.43m x 3.29m (14'6" x 10'9")

Coal effect gas fire with marble effect surround, hearth and mantle. Wood flooring, radiator, ceiling coving, television point.

**DINING AREA**

2.46m x 2.60m (8'0" x 8'6")

French doors to conservatory, ceiling coving, radiator, wood flooring.

**CONSERVATORY**

3.67m x 3.10m (12'0" x 10'2")

PVC windows to three sides with dwarf brick wall below, French doors leading to rear garden, wood flooring.

**KITCHEN**

2.46m x 3.69m (8'0" x 12'1")

Fitted with range of wall and base units comprising quartz worktops, inset sink unit. Eye level oven and grill, gas hob with extractor hood over, integrated dishwasher, integrated fridge, integrated freezer. Wood flooring, ceiling coving.

**UTILITY ROOM**

Fitted with range of wall and base units comprising quartz worktops, cupboard housing wall mounted gas fired central heating boiler, plumbing for automatic washing machine, ceiling coving, radiator, wood flooring, side entrance door.

**WC**

Two piece white suite comprising low flush WC and wash hand basin set in vanity unit, ladder style radiator, ceiling coving.

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

Radiator, access to loft space, cupboard housing how water cylinder, ceiling coving.

**BEDROOM ONE**

3.47m x 3.31m (11'4" x 10'10")

Fitted wardrobe to one wall, radiator, ceiling coving.

**ENSUITE BATHROOM**

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin both set in vanity sink unit. Fitted cupboard, extractor fan, partially tiled walls, tiled flooring.

**BEDROOM TWO**

2.63m x 3.02m (8'7" x 9'10")

Fitted wardrobe to one wall, ceiling coving, radiator.

**BEDROOM THREE**

3.48m x 2.68m (11'5" x 8'9")

Radiator, ceiling coving.

**BEDROOM FOUR**

2.98m x 2.68m max (9'9" x 8'9" max)

Fitted wardrobe to one wall, fitted shelving unit, radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and wash hand basin both set in vanity sink unit. Ladder style towel radiator, tiled flooring, partially tiled flooring, extractor fan, recessed ceiling lights, light up vanity mirror.

**OUTSIDE**

Externally, the property impresses with a manicured lawn and a driveway leading to an integral garage at the front. The rear garden is a private oasis, featuring a paved patio area perfect for outdoor entertaining, along with a well-maintained lawn.

**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.

