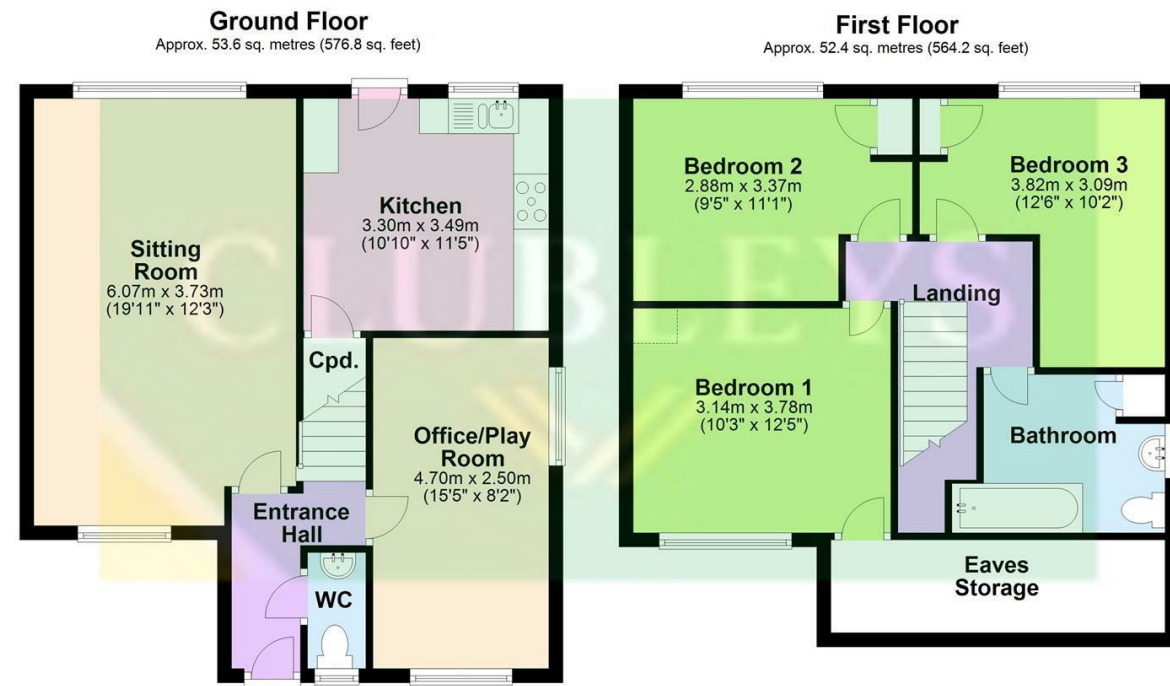




28, Wold Avenue,  
York, Market Weighton, YO43 3DH  
£239,000



Total area: approx. 106.0 sq. metres (1141.0 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		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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 in a peaceful cul-de-sac, this charming three-bedroom semi-detached family home occupies a generous corner plot. Beautifully presented throughout, the property features an inviting entrance hall, a convenient downstairs WC, a cosy sitting room, and the kitchen. A versatile study, formerly a garage converted by the previous owner, completes the ground floor. Upstairs, you'll find three well-appointed bedrooms and a family bathroom. The true gem of this home is its expansive outdoor space: a lush garden mostly laid to lawn, complemented by a paved patio perfect for summer evenings, and a delightful decking area. To the front, a driveway to the front with ample parking for several cars. The current owners have previously commissioned architecture drawings to expand the property by adding an additional store, a utility room, and a lounge. Subject to planning permission, these additions would provide versatile living accommodations and extra space on the ground floor. Don't miss your chance to make this wonderful property your own!

East Riding of Yorkshire Council Band B. Tenure Freehold,



www.clubleys.com



**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, stairs to first floor, tiled floor, radiator, ceiling coving, dado rail.

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin, tiled floor, part tiled walls, ceiling coving.

**OFFICE/PLAY ROOM**

4.70 x 2.50 (15'5" x 8'2")  
 Radiator, recessed ceiling lights.

**SITTING ROOM**

6.07 x 3.73 (19'10" x 12'2")  
 Dual aspect, two radiators, T.V. aerial point.

**KITCHEN**

3.30 x 3.49 (10'9" x 11'5")  
 Fitted with a range of wall and base units, 1.5 bowl stainless steel sink unit, chrome mixer tap, 5 ring gas hob, electric oven, extractor hood over, plumbing for automatic washing machine, cupboard housing gas fired central heating boiler, part tiled walls, tiled floor, ceiling coving, rear entrance door, understairs cupboard, radiator.

**LANDING**

**BEDROOM ONE**

3.14 x 3.78 (10'3" x 12'4")  
 Dado rail, ceiling coving, door to eaves storage, radiator, telephone point, T.V. aerial point.

**BEDROOM TWO**

2.88 x 3.37 (9'5" x 11'0")  
 Fitted cupboard, ceiling coving, radiator.

**BEDROOM THREE**

3.82 x 3.09 (12'6" x 10'1")  
 Fitted cupboard, ceiling coving, radiator.

**BATHROOM**

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit, chrome mixer tap, panelled bath with chrome mixer taps, shower over, shower screen, part tiled walls, chrome ladder style radiator.

**OUTSIDE**

The true gem of this home is its expansive outdoor space: a lush garden mostly laid to lawn,

complemented by a paved patio perfect for summer evenings, and a delightful decking area. To the front, a driveway to the front with ample parking for several cars.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

