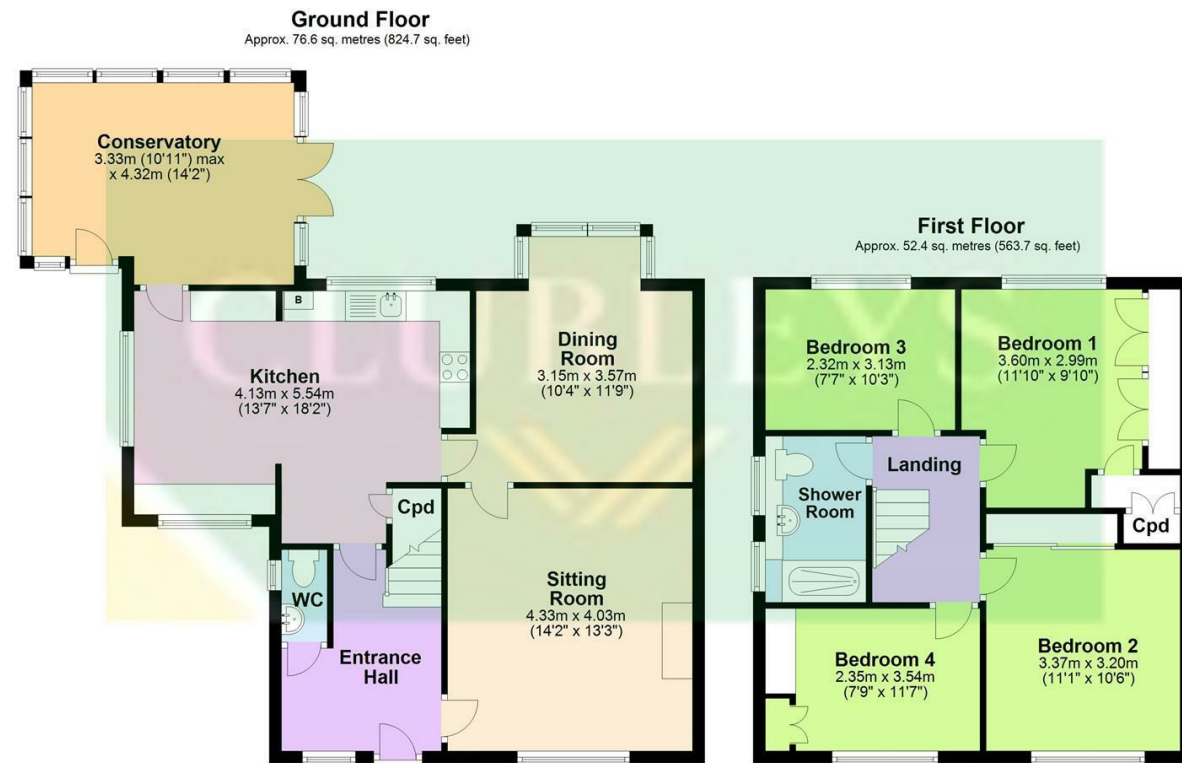




33, Spring Road,
Market Weighton, YO43 3JJ
£300,000



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

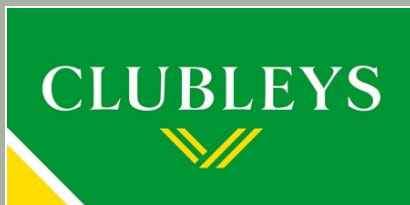
FREE VALUATIONS FOR SALE

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
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 on one of the most sought-after streets, this immaculate four-bedroom semi detached family home has been cherished by the same owners for nearly 50 years. The pride of ownership is evident throughout, with every room in pristine condition. The welcoming entrance hall leads to a convenient WC and stairs to the first floor, while the ground floor offers a spacious sitting room, a bright dining room with full-length windows overlooking the stunning rear garden, and an extended kitchen/diner. A charming conservatory completes the living space, providing a perfect spot to enjoy the peaceful and private surroundings. Upstairs, there are four good-sized bedrooms and a recently fitted modern shower room. The garden is truly one-of-a-kind, offering a real sense of seclusion. It boasts a large, well-established outdoor space filled with mature trees, hedging, vibrant flowers, and shrubs. Various seating areas, a garden shed, and two greenhouses are thoughtfully positioned, with the old railway line just beyond the boundary. The front of the property is equally appealing, with manicured hedges and shrubs, a paved parking area, and a side driveway leading to the garage. This exceptional home is offered with no onward chain, presenting a rare opportunity to acquire a property of this distinction in such a highly desirable location.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate wood flooring, ceiling coving, radiator, stairs to first floor.

W.C.

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

SITTING ROOM

4.33m x 4.03m (14'2" x 13'2")

Coal effect gas fire set in marble surround and hearth. T.V. aerial point, dado rail, wall lights, ceiling coving, radiator.

DINING ROOM

3.15m x 3.57m (10'4" x 11'8")

Bay window, dado rail, telephone point, ceiling coving, radiator.

KITCHEN

4.13m x 5.54m (13'6" x 18'2")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, eye level double oven, ceramic hob, integrated fridge, integrated freezer, integrated dishwasher, plumbing for automatic washer, fitted cupboard housing wall mounted gas fired central heating boiler, radiator.

CONSERVATORY

3.33m max x 4.32m (10'11" max x 14'2")

PVC windows to three sides, dwarf wall, polycarbonate roof, PVC windows to garden, PVC entrance door.

FIRST FLOOR**LANDING**

Access to the loft space, which is mostly boarded, with a ladder and light.

BEDROOM ONE

3.60m x 2.99m (11'9" x 9'9")

Fitted wardrobes to one wall, matching drawers, radiator.

BEDROOM TWO

3.37m x 3.20m (11'0" x 10'5")

Fitted wardrobes to one wall, ceiling coving, radiator.

BEDROOM THREE

2.32m x 3.13m (7'7" x 10'3")

Radiator.

BEDROOM FOUR

2.35m x 3.54m (7'8" x 11'7")

Fitted wardrobes, matching desk, radiator.

SHOWER ROOM

Three piece suite comprising walk in shower, wash hand basin and low flush W.C., set in vanity unit, tiled floor, fully tiled walls, shaver point, chrome heated towel rail.

OUTSIDE

The garden is truly one-of-a-kind, offering a real sense of seclusion. It boasts a large, well-established outdoor space filled with mature trees, hedging, vibrant flowers, and shrubs. Various seating areas, a garden shed, and two greenhouses are thoughtfully positioned, with the old railway line just beyond the boundary. The front of the property is equally appealing, with manicured hedges and shrubs, a paved parking area, and a side driveway leading to the garage.

GARAGE

5.46m x 2.65 (17'10" x 8'8")

Electric 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.

