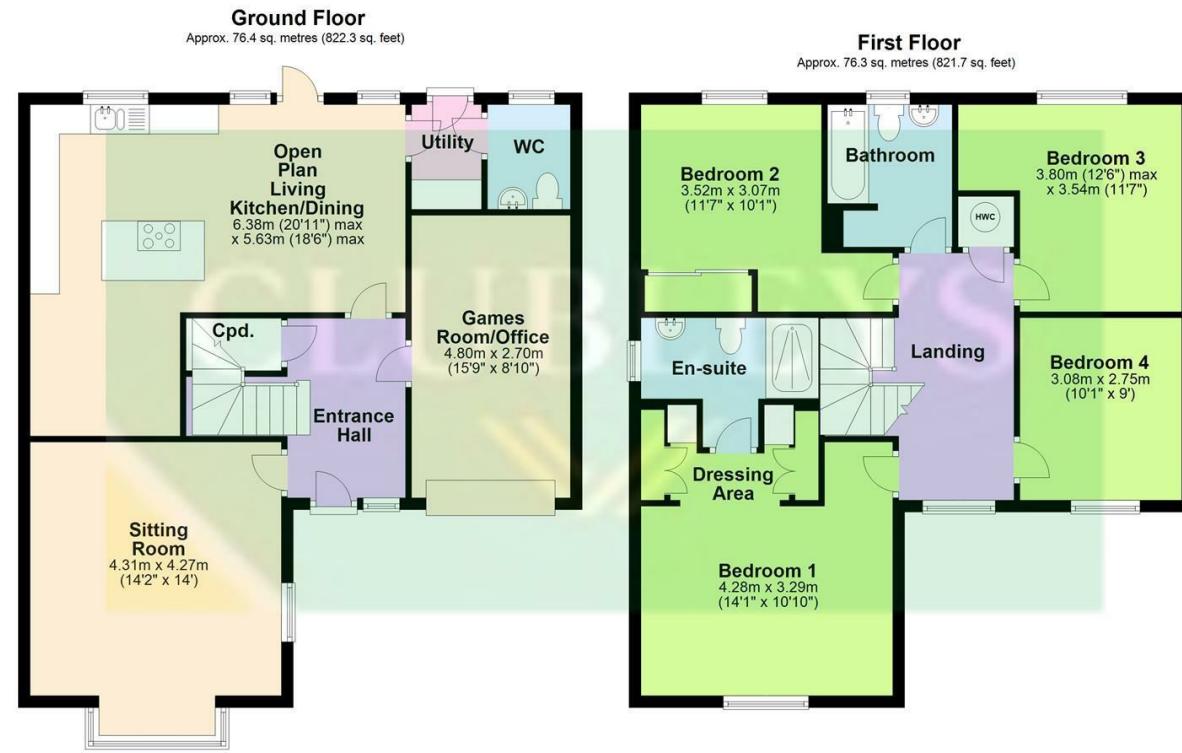




25, Londesborough Road,  
Market Weighton, YO43 3HW  
£435,000



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
84	96
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 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.



www.clubleys.com



Nestled on one of the most sought-after streets in town, this detached four-bedroom modern family home offers spacious and stylish living. Upon entering, you are greeted by a generous entrance hall that flows into a light-filled sitting room featuring a bay window. The heart of the home is the expansive open-plan family kitchen and diner, perfect for both entertaining and everyday family life. With a cosy seating area and bi-fold doors that open seamlessly onto the rear garden, this space is designed for social living. A utility room and convenient WC add to the practicality, while the converted garage currently serves as a versatile games/office room but could easily revert to a garage if desired. Upstairs, the home continues to impress with four well-proportioned double bedrooms, offering ample space for the whole family. The main bedroom is a true retreat, complete with a dressing area, fitted wardrobes, and an en-suite. The family bathroom is equally well-appointed. Outside, the rear garden features a paved seating area that leads to a lawned garden with fence boundaries. The front of the property has established hedging and a block-paved driveway providing ample parking. This home perfectly combines modern living with a warm, welcoming atmosphere in a prime location.

Tenure: Freehold. East Riding of Yorkshire Council BAND E.

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

PVC front entrance door, stairs to first floor, fitted cupboard,

**SITTING ROOM**

4.31 x 4.27 (14'1" x 14'0")  
Dual aspect, bay window, radiator.

**OPEN PLAN LIVING KITCHEN/DINING**

6.38 x 5.63 (20'11" x 18'5")  
Fitted with a range of wall and base units comprising quartz worktops, inset sink unit, breakfast bar with further cupboard space, integrated fridge/freezer, integrated dishwasher, eye level double oven, recessed ceiling lights, two radiators, tiled floor, french doors to rear garden.

**UTILITY ROOM**

Fitted with a range of wall and base units comprising quartz worktops, integrated washer/dryer, tiled floor, recessed ceiling lights, rear entrance door to rear garden.

**W.C.**

Two piece suite comprising low flush W.C., wall hung wash hand basin, tiled floor, part tiled walls, radiator, recessed ceiling lights.

**GAMES ROOM/OFFICE**

4.80m x 2.70m (15'8" x 8'10")  
Ceiling coving, wall mounted gas fired central heating boiler.

**FIRST FLOOR****LANDING**

Radiator, access to loft space, fitted cupboard housing hot water cylinder.

**BEDROOM ONE**

4.28 x 3.29 (14'0" x 10'9")  
Radiator, dressing area with fitted shelving, fitted wardrobes, recessed ceiling lights to dressing area.

**EN SUITE**

Three piece suite comprising wall hung wash hand basin, step in shower cubicle with rainfall shower attachment, part tiled walls, tiled floor, recessed ceiling lights, chrome heated ladder style towel radiator.

**BEDROOM TWO**

3.52 x 3.07 (11'6" x 10'0")  
Fitted wardrobes, radiator.

**BEDROOM THREE**

3.80 x 3.54 (12'5" x 11'7")  
Radiator.

**BEDROOM FOUR**

3.08 x 2.75 (10'1" x 9'0")  
Radiator.

**BATHROOM**

Three piece suite comprising panelled bath with shower over, wall hung wash hand basin, low flush W.C., tiled floor, part tiled walls, chrome heated ladder style towel radiator, extractor, radiator.

**OUTSIDE**

Outside, the rear garden features a paved seating area that leads to a lawned garden with fence boundaries. The front of the property has established hedging and a block-paved driveway providing ample parking.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

