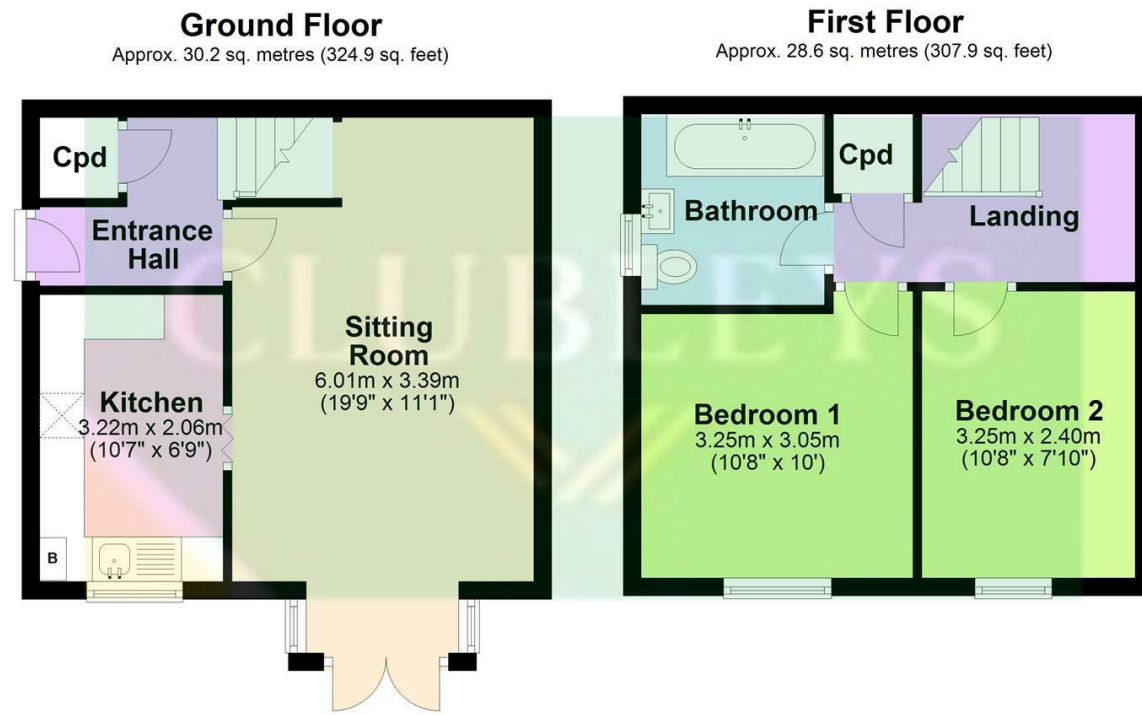




32, Wicstun Way,  
Market Weighton, YO43 3NL  
£159,950



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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	68	
(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.

This delightful two-bedroom rear quarter house offers a well-designed and private living space. The accommodation includes an entrance hall with a storage cupboard and a staircase leading to the first floor. The spacious sitting room features ample space for a dining table and French doors that open onto the enclosed rear garden. There is also a fitted kitchen, providing everything needed for modern living. Upstairs, the property boasts two double bedrooms and a contemporary bathroom. Being a rear quarter house, the home enjoys a more private setting with a garden at the rear, offering a lawn, fenced boundaries, and a generously sized shed. Two allocated parking spaces are also available for added convenience.  
Tenure: Freehold. East Riding of Yorkshire Council Band A.



www.clubleys.com



**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, vertical radiator, stairs to first floor.

**SITTING ROOM**

6.01. x 3.39 (19'8". x 11'1")  
 Laminate wood flooring, T.V. aerial point, ceiling coving, radiator, french doors to rear garden.

**KITCHEN**

3.22 x 2.06 (10'6" x 6'9")  
 Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, extractor hood, wall mounted gas fired central heating boiler.

**LANDING**

Vertical radiator, access to loft space which is boarded, fitted cupboard.

**BEDROOM ONE**

3.25 x 3.05 (10'7" x 10'0")  
 Laminate wood flooring, T. V. aerial point, ceiling coving, radiator.

**BEDROOM TWO**

3.25 x 2.40 (10'7" x 7'10")  
 Laminate wood flooring, ceiling coving, radiator.

**BATHROOM**

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., fully tiled walls, chrome heated towel rail.

**OUTSIDE**

Being a rear quarter house, the home enjoys a more private setting with a garden at the rear, offering a lawn, fenced boundaries, and a generously sized shed. Two allocated parking spaces are also available for added convenience.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

