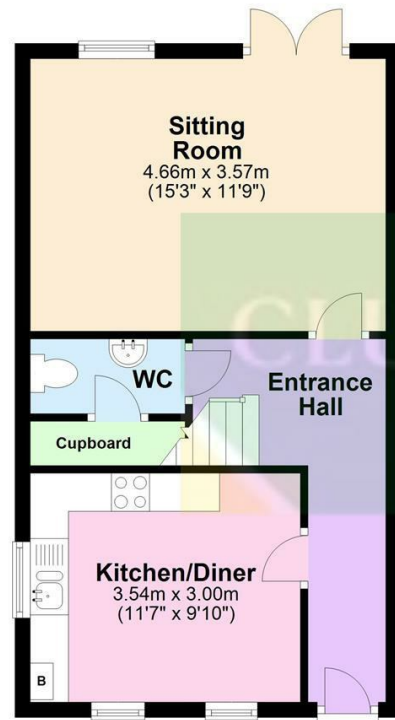


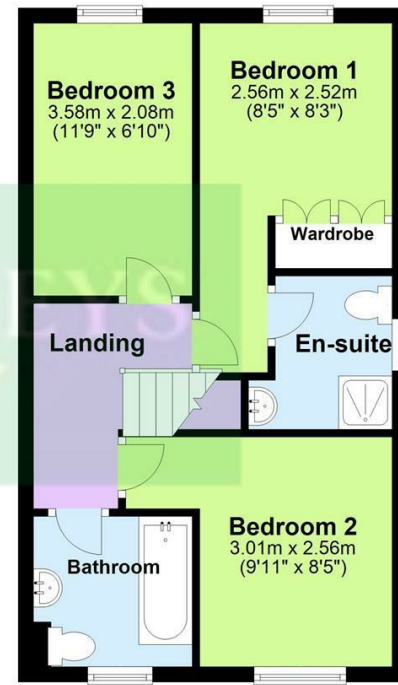
29, Ash Grove,  
Market Weighton, YO43 3DY  
£230,000



**Ground Floor**  
Approx. 39.3 sq. metres (422.8 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 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.



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			88
(81-91) B		76	
(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.

Offered with no onward chain, this attractive three-bedroom detached family home provides spacious and well-thought-out accommodation. Upon entering, you're greeted by a true entrance hall with a convenient WC. The WC also features a useful storage cupboard, complete with plumbing for a washer. The fitted kitchen/diner is ideal for family meals, while the generously sized sitting room spans the full width of the rear, offering a sense of privacy with French doors leading to the garden.

Upstairs, the front of the property includes a bedroom and bathroom, providing a private retreat, perfect for guests or a child's bedroom. To the rear, you'll find two further bedrooms, with the main bedroom benefiting from an en-suite. The rear garden features a paved seating area and a lawned garden, enclosed by fence boundaries. At the front, there is off-street parking for two cars on a block-paved driveway.

Tenure: Freehold. East Riding of Yorkshire Council BAND B



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**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front entrance door, radiator.

**CLOAKROOM**

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, fitted cupboard with plumbing for automatic washer.

**KITCHEN DINER**

3.54 x 3.00 (11'7" x 9'10")  
 Fitted with a range of wall and floor units incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, electric oven and gas hob with extractor over, plumbed for dishwasher and washing machine, radiator, part tiled walls, wall mounted gas fired central heating boiler.

**SITTING ROOM**

4.66 x 3.57 (15'3" x 11'8")  
 TV aerial point, French doors to rear garden, radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Radiator.

**BEDROOM ONE**

2.56 x 2.52 (8'4" x 8'3")  
 Fitted wardrobes, access to loft space, TV aerial point, radiator.

**EN SUITE SHOWER ROOM**

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, part tiled walls, ladder style towel rail, shaver point, extractor fan.

**BEDROOM TWO**

3.01 x 2.56 (9'10" x 8'4")  
 Radiator.

**BEDROOM THREE**

3.58 x 2.08 (11'8" x 6'9")  
 Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin with tiled splash back, ladder style radiator, extractor fan, part tiled walls.

**OUTSIDE**

The rear garden features a paved seating area and a lawned garden, enclosed by fence boundaries. At the front, there is off-street parking for two cars on a block-paved driveway.

**ADDITIONAL INFORMATION**

**SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

