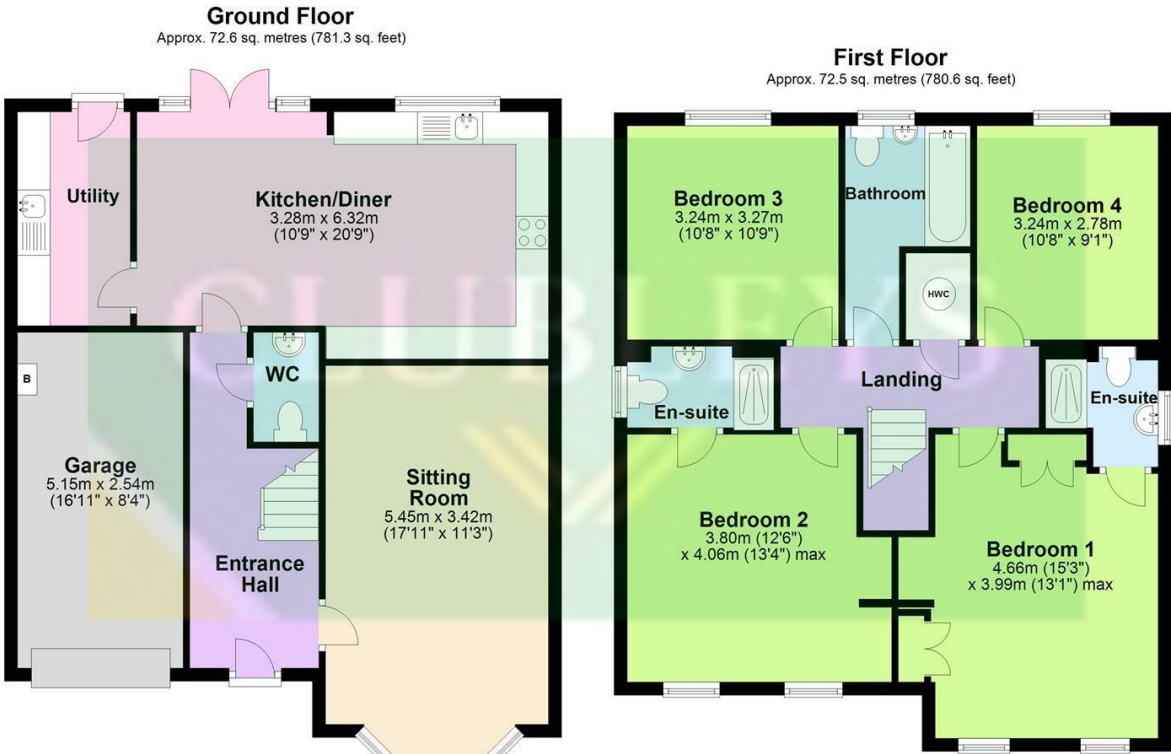




40, Sandholme,
Market Weighton, YO43 3ND
£340,000



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

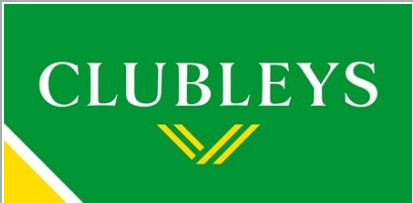
FREE VALUATIONS FOR SALE

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		93
(81-91) B	84	
(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.

**** VIDEO TOUR **** Discover this stunning four-bedroom detached family home, boasting show home condition, spacious rooms throughout, a beautifully designed kitchen perfect for modern living, and a south-westerly facing garden. Located in a peaceful and private position, this standout property is move-in ready and sure to impress. VIDEO TOUR AVAILABLE – Take a look today!
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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, fitted cupboard, radiator, dado rail. Stairs leading to first floor, engineered oak wood flooring.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin, radiator, engineered oak wood flooring.

KITCHEN

3.28m x 6.32m (10'9" x 20'8")
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Eye level double oven, gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher. Two radiators, French doors leading to rear garden, engineered oak wood flooring.

UTILITY ROOM

Fitted with base units comprising work surfaces, one and a half bowl stainless steel sink unit, integrated washer.

SITTING ROOM

5.45m x 3.42m (17'10" x 11'2")
Bay window, two radiators, television point.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, dado rail, airing cupboard housing hot water cylinder.

BEDROOM ONE

4.66m x 3.99m max (15'3" x 13'1" max)
Fitted wardrobes, radiator.

ENSUITE BATHROOM

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin. Partially tiled walls, radiator, tiled flooring, extractor fan.

BEDROOM TWO

3.80m x 4.06m max (12'5" x 13'3" max)
Radiator.

ENSUITE BATHROOM

Three piece white suite comprising step in shower cubicle, low flush WC and wash hand basin. Partially tiled walls, tiled flooring, radiator, extractor hood.

BEDROOM THREE

3.24m x 3.27m (10'7" x 10'8")
Radiator.

BEDROOM FOUR

3.24m x 2.78m (10'7" x 9'1")
Laminate flooring, radiator.

FAMILY BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC and wash hand basin. Partially tiled walls, extractor fan, tiled flooring.

OUTSIDE

The south westerly rear garden is a private oasis, featuring a paved seating area and carefully planted trees that are establishing well, adding to the overall sense of seclusion. The front of the property is equally well-kept, with a lawned area and a driveway leading to the integral garage.

GARAGE

5.15m x 2.54m (16'10" x 8'3")
Wall mounted gas fired central heating boiler, up and over door, power and light.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a service charge of £92 every 12 months. However, this may be subject to change.

SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

