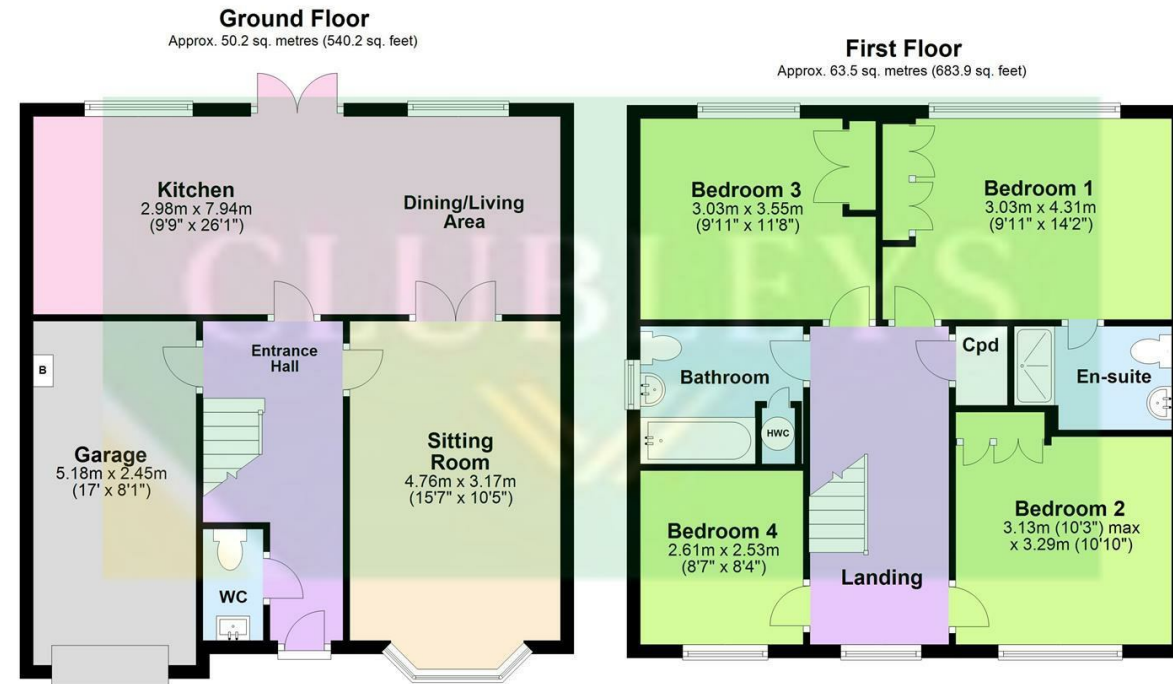




10, Jones Grove,
Market Weighton, YO43 3RT
£320,000



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			94
(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.

Situated on a desirable corner plot, this immaculately presented four-bedroom detached family home offers generous, light-filled living spaces perfect for modern family life. As you enter, a welcoming hallway with a convenient downstairs cloakroom leads to a spacious sitting room, featuring a bay window that floods the room with natural light. Double doors connect to the stylish and airy kitchen, fully fitted with modern units and integrated appliances. There is ample space for a dining table and a cosy seating area, with French doors that open onto the beautifully landscaped rear garden, complete with a large porcelain patio and low-maintenance artificial lawn. Ideal for outdoor entertaining or relaxation. Upstairs, the home boasts four well-sized bedrooms, three of which have fitted wardrobes, offering plenty of storage. The main bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a sleek family bathroom. Outside, the attractive front garden is laid to lawn, complemented by a driveway leading to an integral garage. This beautifully maintained home, with its spacious rooms and ideal location, provides a perfect blend of comfort and convenience for family living.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, radiator, stairs leading to first floor, herringbone wood flooring.

CLOAKROOM

Two piece white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Radiator, extractor fan, laminate flooring.

SITTING ROOM

1.22m.23.16mm x 0.91m.5.18mm (4.76m x 3.17m)
 Bay window, Television point, two radiators.

KITCHEN DINING / LIVING AREA

2.98m x 7.94m (9'9" x 26'0")
 Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit and drainer. Gas hob with extractor hood, eye level double oven, integrated fridge freezer, integrated dishwasher. Recessed ceiling lights, herringbone wood flooring, two radiators, French door leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, access to loft, fitted cupboard.

BEDROOM ONE

3.03m x 4.31m (9'11" x 14'1")
 To the rear elevation, radiator, fitted wardrobe to one wall.

ENSUITE BATHROOM

Three piece white suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin. Ladder style chrome heated towel radiator, partially tiled walls, laminate flooring, extractor fan.

BEDROOM TWO

3.13m max x 3.29m (10'3" max x 10'9")
 To the front elevation, fitted wardrobe, radiator.

BEDROOM THREE

3.03m x 3.55m (9'11" x 11'7")
 To the rear elevation, fitted wardrobe, radiator.

BEDROOM FOUR

2.61m x 2.53m (8'6" x 8'3")
 Currently used as an office space, to the front elevation, radiator.

FAMILY BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin. Ladder style chrome heated towel radiator, partially tiled walls, laminate flooring, extractor fan. Cupboard housing hot water cylinder.

OUTSIDE

This beautifully landscaped rear garden, complete with a large porcelain patio and low-maintenance artificial lawn is ideal for outdoor entertaining or relaxation. Outside, the attractive front garden is laid to lawn, complemented by a driveway leading to an integral garage.

INTEGRAL GARAGE

5.18m x 2.45m (16'11" x 8'0")
 Up and Over door, power and light. Wall mounted gas fired central heating boiler, plumbing for automatic washer.

ADDITIONAL INFORMATION

A service charge will become payable once the developers have completed the site. This will be confirmed with Solicitors.

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

