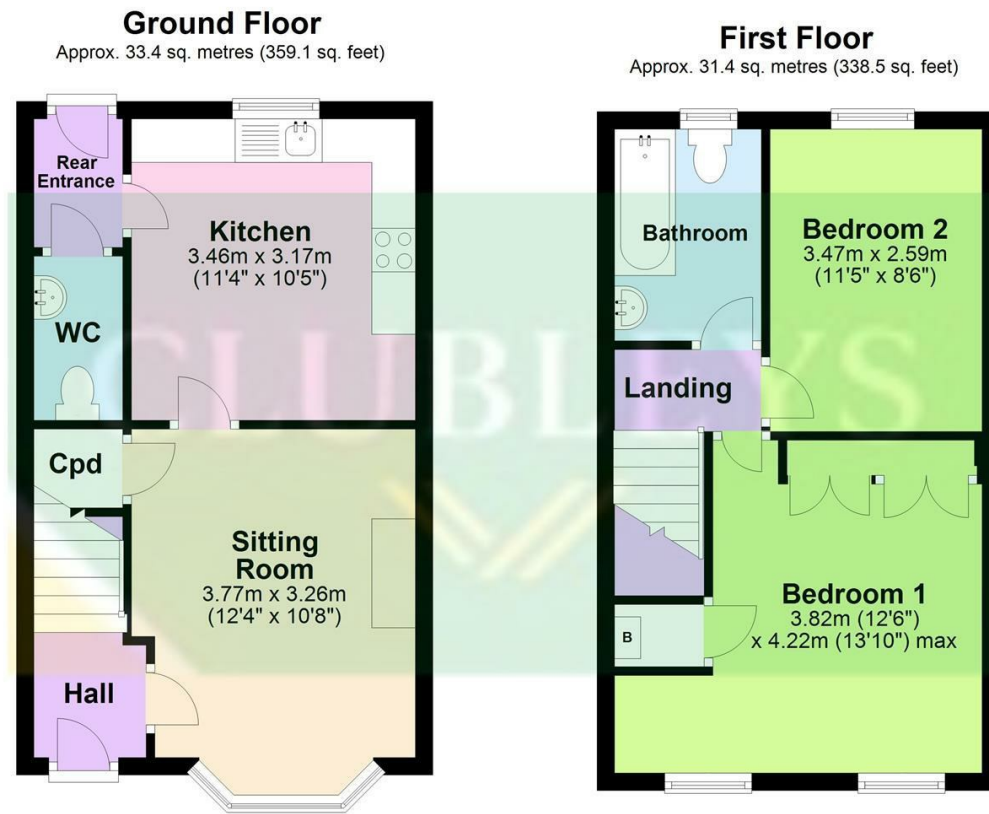


3, Sandfield Green,  
Market Weighton, YO43 3EZ  
£175,000



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.



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			90
(81-91) B			
(69-80) C		76	
(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.

Welcome to this spacious two-bedroom property, perfect for first-time buyers or those looking to downsize. Upon entering, you'll find a welcoming entrance hall that leads to the first floor. The bright and airy sitting room features a charming bay window, while the generous kitchen offers ample storage and space for a dining table, making it an ideal spot for entertaining. The convenient rear entrance provides access to a downstairs WC for added functionality. Upstairs, you'll discover two well-proportioned double bedrooms complemented by a modern white bathroom, creating a comfortable living space. The property boasts a lovely rear garden, complete with a paved seating area leading to a lawned garden, bordered by fencing for privacy, and a handy garden shed. There is also parking available at the front of the property. This property is in good order and rarely available, making it an excellent opportunity for buyers seeking a delightful home.

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



www.clubleys.com





**THE ACCOMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, radiator, staircase to first floor, ceiling coving.

**SITTING ROOM**

3.77m x 3.26m (12'4" x 10'8")

Coal effect gas fire set in marble hearth and bath with wooden surround, radiator, ceiling coving, TV aerial point, telephone point, under stairs cupboard.

**KITCHEN/DINER**

3.17m x 3.46m (10'4" x 11'4")

Fitted with a range of wall and floor units, incorporating work surfaces, stainless steel sink unit. Electric oven, gas hob with extractor hood over. Plumbed for automatic washer, radiator, recessed ceiling lights, partially tiled walls.

**CLOAKROOM**

Two piece white suite comprising low flush WC, pedestal hand basin, radiator, extractor fan.

**REAR ENTRANCE**

Rear entrance door, radiator.

**FIRST FLOOR ACCOMMODATION****BEDROOM ONE**

4.22m max x 3.82m (13'10" max x 12'6")

Fitted wardrobes to one wall, airing cupboard housing gas fired central heating boiler, power points, radiator.

**BEDROOM TWO**

3.48m x 2.59m (11'5" x 8'5")

Radiator, power points, telephone points.

**BATHROOM**

Three piece white suite comprising panelled bath with mixer shower attachment, shower screen, low flush WC, pedestal hand basin, part tiled walls, radiator, extractor fan, recessed lights.

**OUTSIDE**

The property boasts a lovely rear garden, complete with a paved seating area leading to a lawned garden, bordered by fencing for privacy, and a handy garden shed. There is also parking available at the front of the property.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

