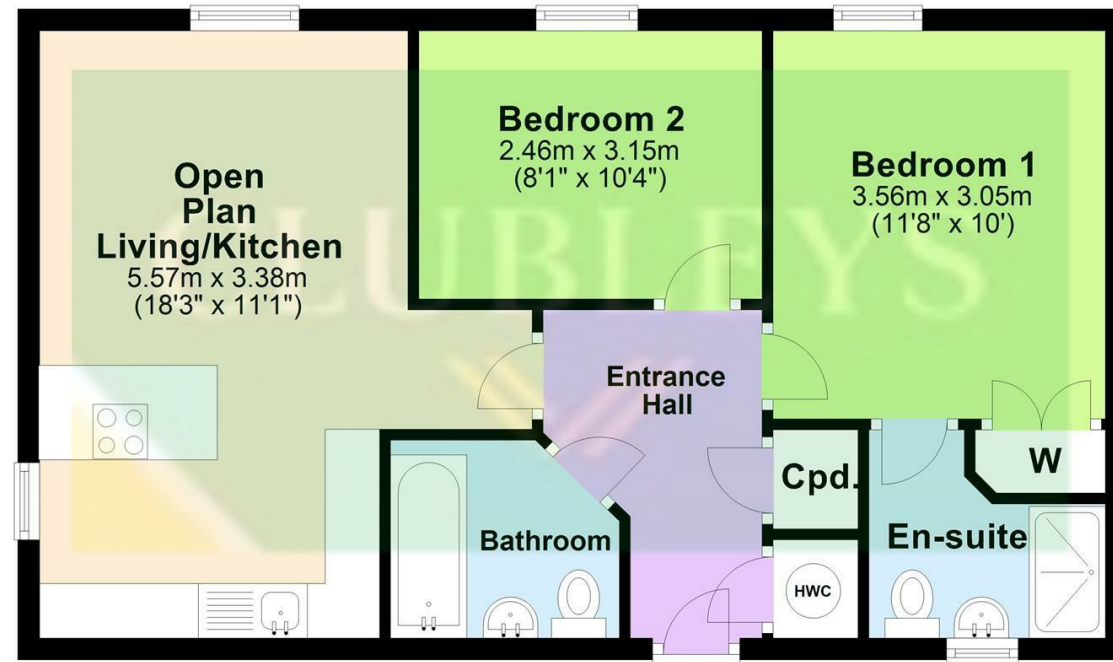


6, Finkle Court,
Market Weighton, YO43 3LZ
£115,000



Ground Floor

Approx. 54.5 sq. metres (586.4 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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 well presented two-bedroom second-floor apartment is in excellent order throughout. It features an entrance hall, an open-plan kitchen/living area with fitted units, integrated appliances, and a kitchen island with a breakfast bar. The main bedroom is generously sized and includes fitted wardrobes and an en-suite shower room. There is also a modern family bathroom. Located in a desirable area of town, the property comes with an allocated parking space and is offered with no onward chain. Perfect for first-time buyers, investors, a second home or if you're looking to downsize.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Loft access point, electric wall mounted heater, ceiling coving, laminate flooring, storage cupboard housing hot water cylinder.

OPEN PLAN KITCHEN / LOUNGE

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric hob, double electric oven. Integrated fridge, integrated freezer, integrated dishwasher, breakfast bar. Laminate flooring, electric panel radiator, television point, ceiling coving.

BEDROOM ONE

Fitted wardrobes, laminate flooring, ceiling coving, electric radiator.

ENSUITE

Three piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle with mains fed shower. Electric ladder style towel radiator, partially tiled walls, extractor fan, recessed ceiling lights.

BEDROOM TWO

Fitted wardrobes with shelving and mirror fronted doors, laminate flooring, ceiling coving, electric radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower tap attachment, low flush WC and pedestal wash hand basin. Electric ladder style towel radiator, partially tiled walls, extractor fan, recessed ceiling lights.

OUTSIDE

There is a designated parking space to the front of the flats.

ADDITIONAL INFORMATION**MAINTENANCE CHARGE**

The current maintenance charge for the upkeep of the building is £65.00 per month, subject to confirmation by solicitors.

SERVICES

Mains electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

