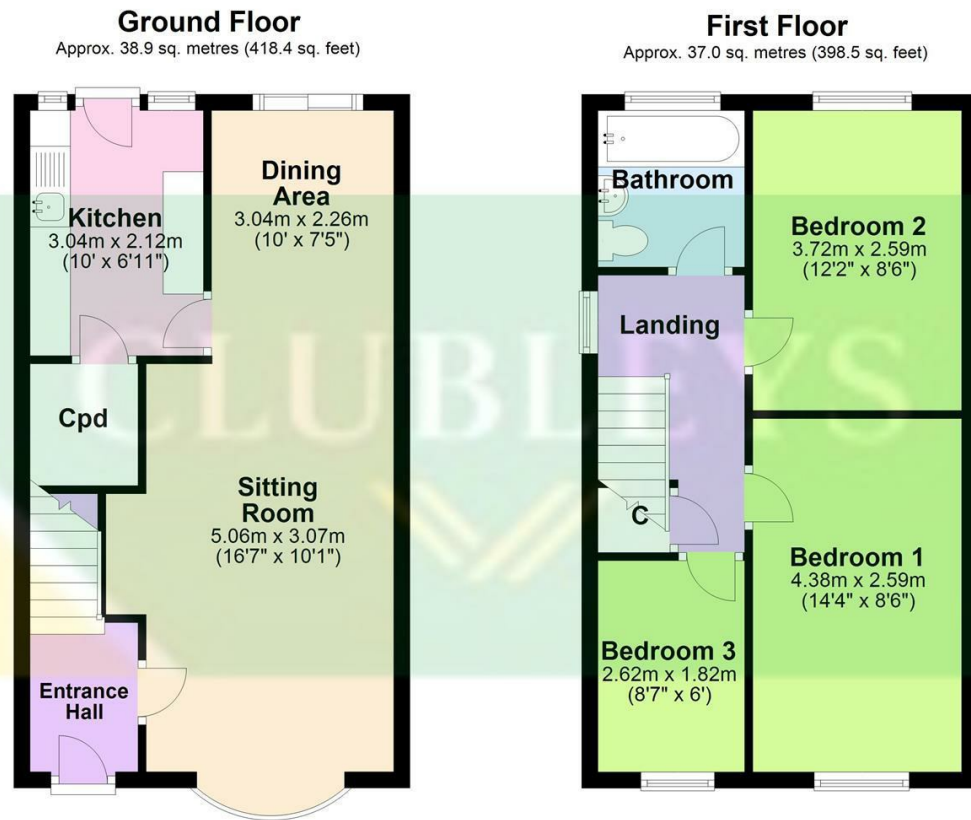


21, Northgate Vale,
Market Weighton, YO43 3EA
£185,000



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

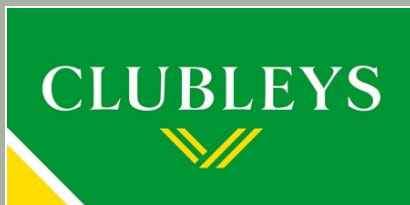
FREE VALUATIONS FOR SALE

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			87
(81-91) B		73	
(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.

This three-bedroom semi-detached property is ideally located just a short walk from the town centre, nestled in an established and sought-after area. Offered with NO ONWARD CHAIN, the house is in good order throughout yet provides an excellent opportunity to personalise and create your ideal home. Perfect for first-time buyers, the property presents a blank canvas ready for your unique touch. The ground floor features an entrance hall, a spacious sitting room flowing through to a dining area, and a well-proportioned kitchen. Upstairs, you'll find three bedrooms and a family bathroom. Outside, the rear garden boasts a covered paved patio, leading onto lawn with fenced boundaries and side gated access for convenience. The front garden is designed for low maintenance, with stone landscaping that also provides additional parking space. A side driveway leads to a detached garage, offering further parking and storage options. This property combines potential, practicality, and a prime location, making it a fantastic opportunity for new homeowners.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC Front entrance door, radiator, stairs to first floor.

SITTING ROOM

Electric fire set on marble effect hearth and back with pine surround, radiator.

DINING AREA

French doors to rear garden, radiator.

KITCHEN

Fitted with a range of base units comprising work surfaces, electric oven and hob with extractor hood over. stainless steel sink unit. Plumbing for automatic washer machine, space for fridge, shelved under stairs cupboard housing wall mounted gas fired central heating boiler. Rear entrance door leading to rear garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, fitted cupboard with shelving.

BEDROOM ONE

Radiator.

BEDROOM TWO

Radiator.

BEDROOM THREE

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over with glass shower screen, low flush WC and pedestal wash hand basin. Partially tiled walls, radiator, extractor fan.

OUTSIDE

Outside, the rear garden boasts a covered paved patio, leading onto lawn with fenced boundaries and side gated access for convenience. The front garden is designed for low maintenance, with stone landscaping that also provides additional parking space. A side driveway leads to a detached garage, offering further parking and storage options.

GARAGE

Up and over door, power and light, personnel door.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

