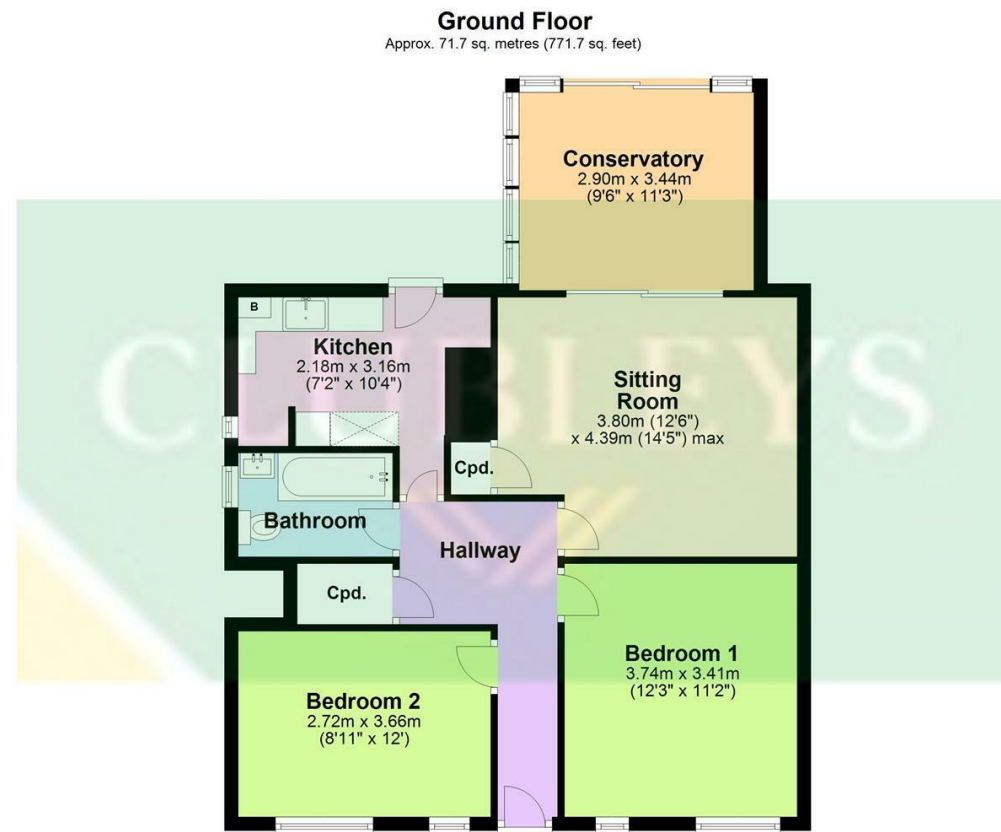




74, Southgate,  
Market Weighton, YO43 3BQ  
£150,000



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		
(81-91)	B		
(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.

Discover this spacious and modern two-bedroom ground floor flat, offering no onward chain and gardens to both the front and rear. The accommodation features a roomy hallway leading to two double bedrooms at the front of the property. A generous sitting room seamlessly flows into a recently added conservatory, providing the perfect space for dining, working, or relaxing while overlooking the rear garden. This flat has been thoughtfully updated, showcasing a contemporary kitchen, a modern bathroom, and a recently fitted boiler, ensuring comfort and efficiency throughout. With lawned gardens at both the front and back, this property offers an inviting outdoor space. It is Leasehold, with 123 years left on the lease. This property presents an exciting opportunity. Call the office today to arrange a viewing!  
TENURE: Leasehold. East Riding of Yorkshire Council Tax band: A.



www.clubleys.com



### THE ACCOMMODATION COMPRISES

#### HALLWAY

PVC front entrance door, laminate wood flooring, fitted cupboard, radiator.

#### KITCHEN

2.18 x 3.16 (7'1" x 10'4")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, rangemaster oven, extractor hood over, integrated dishwasher, wall mounted gas fired central heating boiler, part tiled walls, pantry, radiator, rear entrance door to garden.

#### SITTING ROOM

3.80 x 4.39 (12'5" x 14'4")

Fitted cupboard, vertical radiator. patio doors to Conservatory.

#### CONSERVATORY

PVC windows, laminate wood flooring, French doors to garden.

#### BEDROOM ONE

3.74 x 3.41 (12'3" x 11'2")

Radiator.

#### BEDROOM TWO

2.72 x 3.66 (8'11" x 12'0")

Radiator.

#### BATHROOM

Three piece suite comprising low flush W.C., panelled bath with shower over, shower screen, wash hand basin set in vanity unit, part tiled walls, tiled floor, extractor, chrome heated towel rail.

#### OUTSIDE

Lawned garden to the front and rear.

#### ADDITIONAL INFORMATION

The vendors have advised us of the following maintenance charge of £60.87 per annum and Ground Rent of £25.00 per annum. The lease commenced in September 2022 and has 123 years remaining. (All to be confirmed by a solicitor)

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.

