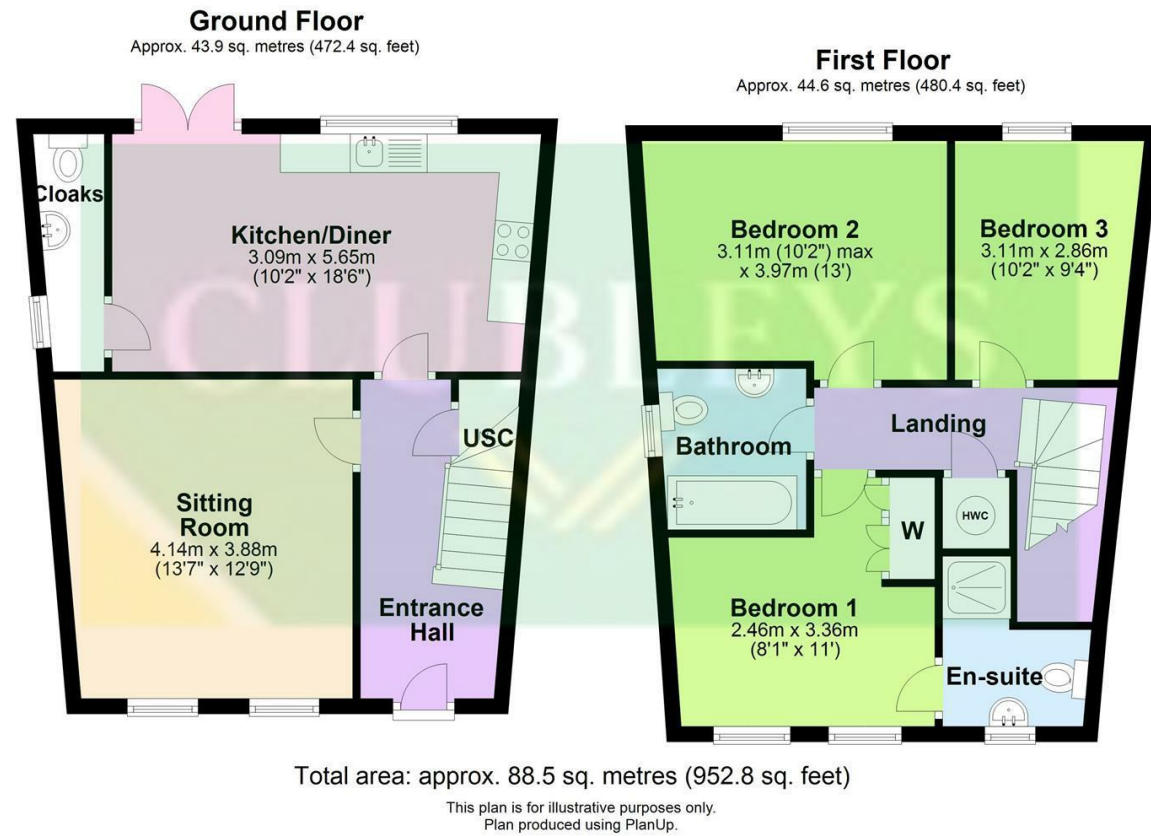




32, Beech Close,
Market Weighton, YO43 3DZ
£230,000



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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YO43 3AL
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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			
EU Directive 2002/91/EC		77	88
England & Wales			

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 the perfect family home in this three-bedroom end terrace property. A hidden gem that promises spacious, comfortable living. The interior boasts a welcoming entrance hall with wooden flooring, the sitting room also has wooden flooring. A generously sized kitchen diner complete with French doors open up to the rear garden. You'll find a spacious cloakroom conveniently nestled here too. Upstairs, three bedrooms, including a master with an en-suite, and a family bathroom offer ample living space. This property has been lovingly maintained by the original owners since it was brand new, ensuring it's in impeccable condition. Outside the rear garden is lawned with brick and fence boundaries. Plus, there's a handy garage at the rear of the property and a convenient driveway.
Tenure: Freehold. East Riding of Yorkshire Council BAND B.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, wood flooring, stairs leading to the first floor with cupboard under.

SITTING ROOM

4.14m x 3.88m (13'6" x 12'8")
TV aerial point, wood flooring.

KITCHEN/DINER

3.09m x 5.65m (10'1" x 18'6")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven with gas hob and extractor hood over, plumbing for automatic washer and dishwasher, space for fridge/freezer, part tiled walls, tiled floor, recessed ceiling lights, radiator, cupboard housing wall mounted central heating boiler, French doors leading to the rear garden.

CLOAKROOM/WC

Low flush WC, pedestal wash hand basin, tiled floor, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, airing cupboard housing hot water cylinder.

BEDROOM 1

2.46m x 3.36m (8'0" x 11'0")
Radiator, fitted wardrobe.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, tiled floor, extractor fan.

BEDROOM 2

3.11m max x 3.97m (10'2" max x 13'0")
Radiator.

BEDROOM 3

3.11m x 2.86m (10'2" x 9'4")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath, low flush WC, pedestal wash hand basin, tiled floor, part tiled walls, ladder style heated towel rail.

OUTSIDE

Outside the rear garden is lawned with brick and fence boundaries. Plus, there's a handy garage at the rear of the property and a convenient driveway.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

