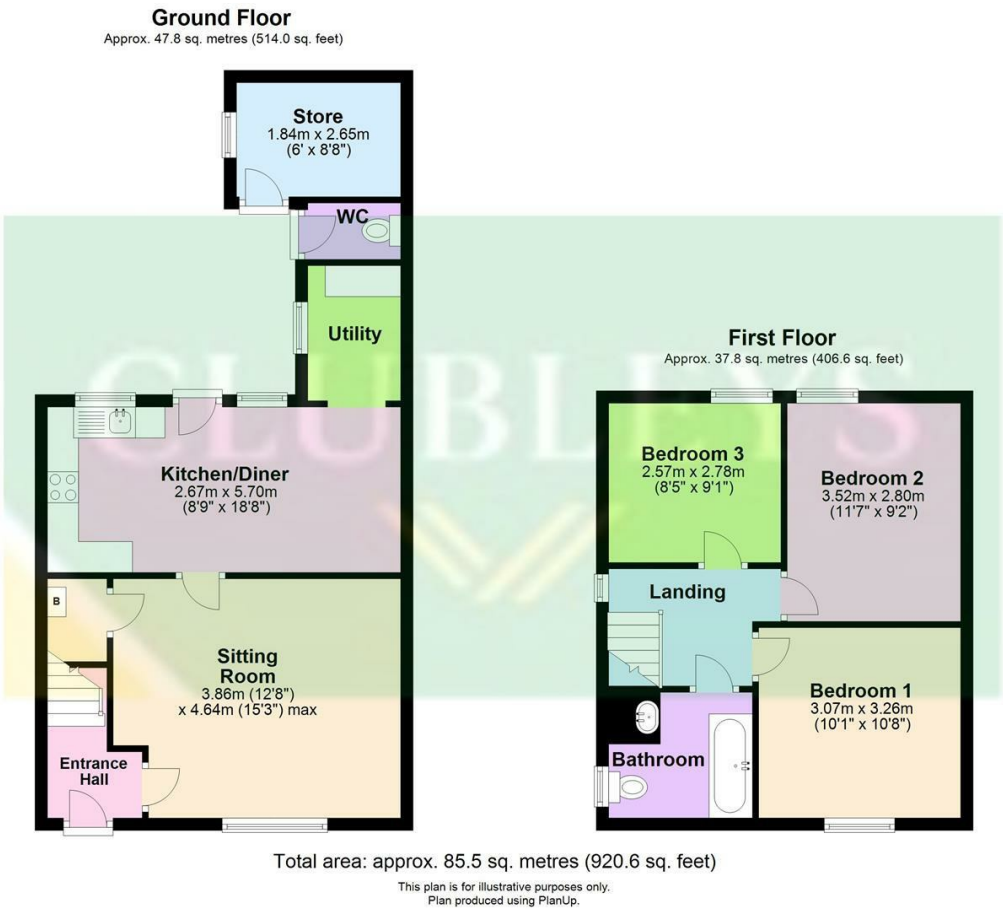


41, Westfield Road,
Market Weighton, YO43 3EJ
£230,000



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.

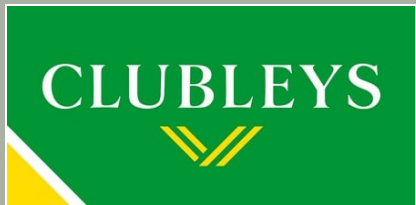
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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

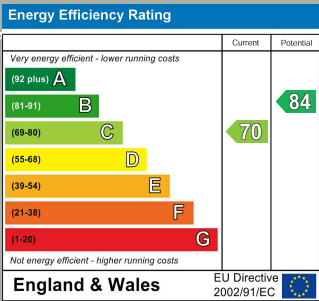
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.

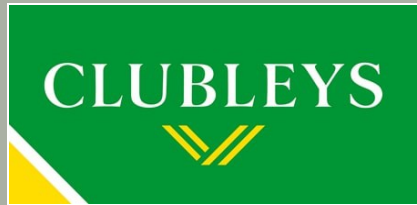
Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

This refurbished three-bedroom semi-detached property offers the perfect blend of comfort and modern convenience. Recently upgraded by the current owner, the home boasts a host of improvements, including a brand-new kitchen, bathroom, electrics, boiler, radiators, windows, front door, and stylish new flooring and decoration throughout. The accommodation comprises a welcoming entrance hall, a bright and inviting sitting room, and a modern, newly fitted kitchen that flows into a practical utility area. Upstairs, you'll find three well-proportioned bedrooms and a sleek, contemporary family bathroom. The exterior offers excellent additional features, including a good-sized lawned rear garden with hedge boundaries, an outside WC, a store, and a garage. A shared driveway provides convenient access to the rear of the property and the garage. This home is chain-free and move-in ready, making it an ideal choice for families or anyone seeking an upgraded property. Arrange your viewing today to fully appreciate all it has to offer!
Tenure: Freehold. East Riding of Yorkshire Council BAND B

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ZOOPLA



Tenure: Freehold
East Riding of Yorkshire Council
Band: B

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, radiator, stairs leading to first floor.

SITTING ROOM

3.86m x 4.64m max (12'7" x 15'2" max)
Radiator, TV aerial point, telephone point, under stairs cupboard housing wall mounted gas fired central heating boiler.

KITCHEN/DINER

2.67m x 5.70m (8'9" x 18'8")
Fitted with a range of wall and base units featuring work surfaces, a single-drainer stainless steel sink unit, an electric oven and hob with an extractor hood above, a radiator, and a PVC rear entrance door.

UTILITY

Work surface, radiator, plumbing for automatic washer.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft space, with a ladder and light.

BEDROOM 1

3.07m x 3.26m (10'0" x 10'8")
Laminate flooring, radiator, TV aerial point.

BEDROOM 2

3.52m x 2.80m (11'6" x 9'2")
Laminate flooring, radiator, TV aerial point.

BEDROOM 3

2.57m x 2.78m (8'5" x 9'1")
Radiator, TV aerial point.

BATHROOM

A three-piece white suite comprising a P-shaped panelled bath with a shower over and a shower screen, a low-flush WC, a wash hand basin, part-tiled walls, a chrome heated towel rail, and an extractor fan.

OUTSIDE

The exterior offers excellent additional features, including a good-sized lawned rear garden with hedge boundaries, an outside WC, a store, and a garage. A shared driveway provides convenient access to the rear of the property and the garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

