

4, Bell Garth,
Market Weighton, YO43 3GQ
£220,000



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

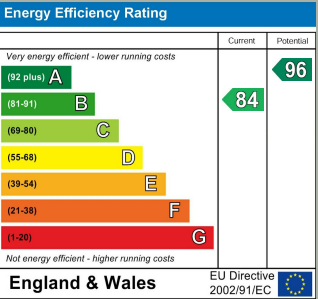
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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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.

Located in a sought-after area just off Londesborough Road, this beautifully presented three-bedroom semi-detached property offers the perfect blend of modern style and convenience. Positioned within a popular development, it is only a short stroll from the town centre and its array of amenities, making it an ideal home for families and professionals alike. The bright and contemporary accommodation is styled throughout with care, featuring an inviting entrance hall, a spacious sitting room, and a modern kitchen diner at the rear. The kitchen boasts sleek grey gloss units, complemented by French doors that open onto the garden. Upstairs, you'll find three bedrooms and a modern family bathroom. The outdoor space includes a paved patio leading to a well-maintained lawn, a garden shed, and a separate decked area, perfect for relaxing or entertaining. Additional benefits include side gated access and a block-paved driveway at the front for convenient off-road parking. This delightful property offers a stylish, move-in-ready home in a prime location.

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



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door.

CLOAKROOM

Two piece white suite comprising low flush W.C., wash hand basin, part tiled walls, recessed ceiling lights.

SITTING ROOM

5.59 max x 4.71 max (18'4" max x 15'5" max)
T.V. aerial point, radiator, stairs to first floor.

KITCHEN

2.78 x 4.71 (9'1" x 15'5")
Fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated washing machine, integrated fridge/freezer, radiator, cupboard housing wall mounted gas fired central heating boiler, French doors to the garden.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted cupboard.

BEDROOM 1

4.59 max x 2.52 max (15'0" max x 8'3" max)
Radiator.

BEDROOM 2

3.83 max. x 2.52 (12'6" max. x 8'3")
Radiator, access to loft space.

BEDROOM 3

2.79 x 2.09 (9'1" x 6'10")
Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, low flush W.C., wash hand basin, part tiled walls, radiator, recessed ceiling lights.

OUTSIDE

The outdoor space includes a paved patio leading to a well-maintained lawn, a garden shed, and a separate decked area, perfect for relaxing or entertaining. Additional benefits include side gated access and a block-paved driveway at the front for convenient off-road parking.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a service charge of £184.95 per annum. However, this may be subject to change and will be confirmed by solicitors.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

