



25, Princess Road,
Market Weighton, YO43 3BX
£245,000



ABOUT THE PROPERTY

Discover the heart of this charming family home, a spacious open-plan kitchen diner with a multifuel stove, seamlessly flowing into a bright garden room overlooking the stunning, larger-than-average rear garden. Perfect for family life and entertaining, the garden features lush lawns, a pond, paved seating areas, sheds, and a decked area with a covered bar. Immaculately maintained by its owner of 35 years, this property offers a cosy front sitting room with a bay window, three bedrooms (one with a shower), a family bathroom, utility room, and garage. With its generous space, thoughtful enhancements, and unbeatable garden setting, this home is ready to welcome its next chapter. Don't miss out, book your viewing today!

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







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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, laminate wood flooring, ceiling coving, radiator, telephone point, stairs to first floor.

SITTING ROOM

3.68m x 4.10m (12'0" x 13'5")

Bay window, gas coal effect fire, tiled hearth and inset, wooden surround, laminate wood flooring, T.V. aerial point, ceiling coving.

KITCHEN/DINER

3.18m x 6.03m (10'5" x 19'9")

Fitted with a range of wall and base units comprising single drain sink unit, integrated dishwasher, eye level oven, gas hob, extractor hood over, ceiling coving, understairs cupboard, chrome heated towel rail, multi fuel stoven, ceiling coving, rear entrance door, archway to

GARDEN ROOM

3.02m x 2.58m (9'10" x 8'5")

PVC windows to three sides, PVC french doors to garden, three velux windows, radiator.

UTILITY CORRIDOR

PVC front entrance door, tiled floor, side door to garage, radiator.

W.C.

Low flush W.C.

UTILITY

Fitted base units comprising stainless steel sink unit, plumbing for automatic washing machine, tiled floor, PVC rear entrance door.

FIRST FLOOR

LANDING

Access to loft space.

Loft space is boarded with window, power and light.

BEDROOM ONE

3.72m x 3.65m into wardrobe (12'2" x 11'11" into wardrobe)

Fitted wardrobes to one wall, telephone point, ceiling coving, radiator.

BEDROOM TWO

2.67m x 4.10m max (8'9" x 13'5" max)

Fitted wardrobes, cupboard housing hot water cylinder, walk in shower with tiled walls, radiator.

BEDROOM THREE

2.64m x 2.42m (8'7" x 7'11")

Fitted cupboard, radiator.

BATHROOM

Panelled bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., extractor, recessed ceiling lights, ceiling coving, radiator.

OUTSIDE

The beautifully maintained garden features lush lawns, a pond, paved seating areas, sheds, and a decked area with a covered bar, ideal for entertaining. Fence and hedge boundaries provide privacy, while the front garden is neatly gravelled with a resin driveway for easy parking leading to the garage.

GARAGE

6.01m max x 2.76m (19'8" max x 9'0")

Up and over door, power and light, door leading to utility corridor.

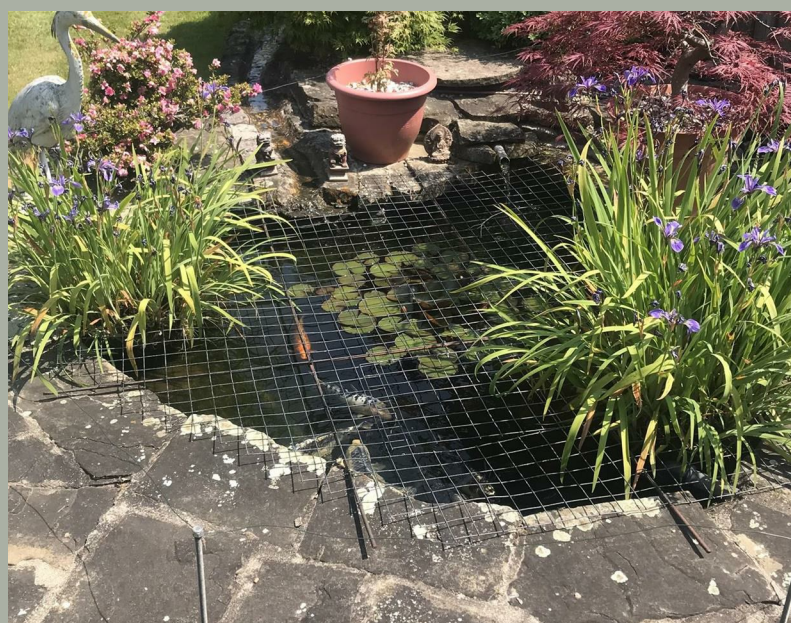
ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

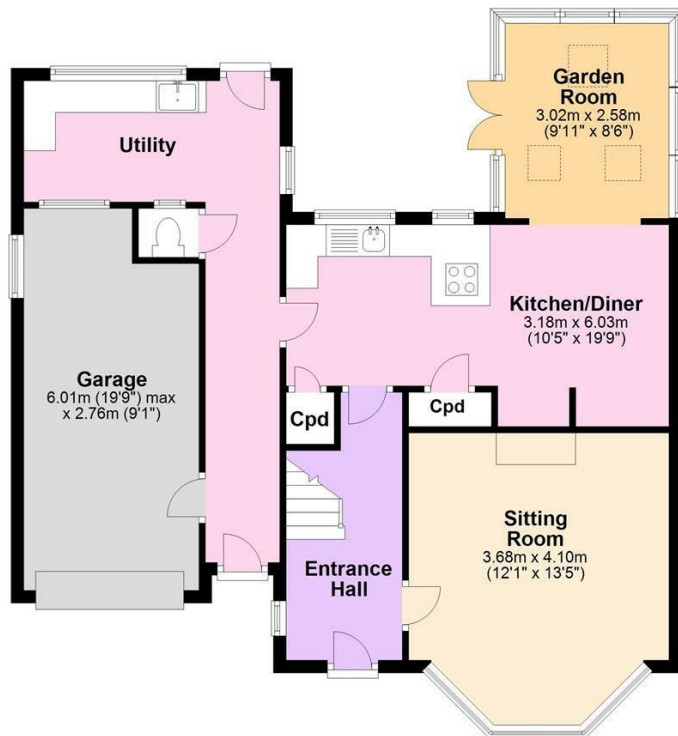
APPLIANCES

No Appliances have been tested by the Agent.



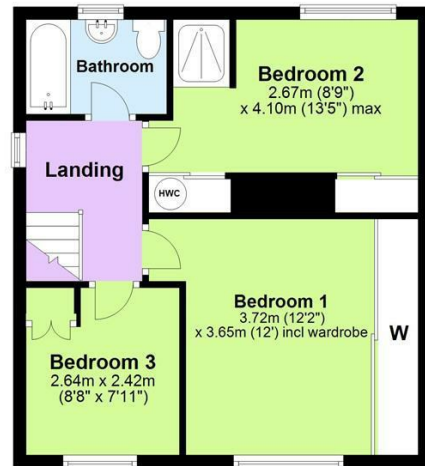
Ground Floor

Approx. 82.3 sq. metres (885.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

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

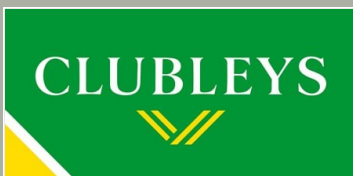
FREE VALUATIONS FOR SALE

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	49	80
EU Directive 2002/91/EC		

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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.