



5, Dale Garth,
Market Weighton, YO43 3QN
£275,000



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Location, location, location! This detached two-bedroom bungalow on the highly sought-after Dale Garth is brimming with potential. Featuring a spacious sitting room with a dining area, fitted kitchen, two bedrooms (one with fitted wardrobes), a conservatory, and a bathroom, this home is ready for you to make it your own. The private rear garden offers a peaceful escape with paved and gravelled seating areas, while the block-paved driveway and garage add convenience. With NO ONWARD CHAIN, properties in this location are rarely available. Don't miss your chance to view and transform this gem into your dream home!
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

PVC entrance door, radiator with cover, dado rail, partially panelled walls, fitted cupboard.

SITTING ROOM & DINING AREA

6.39m x 3.49m max (20'11" x 11'5" max)

Radiator x 2, ceiling coving, TV aerial point.

KITCHEN

3.62m x 2.55m (11'10" x 8'4")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, partially tiled walls, ceiling coving, wall mounted gas fired central heating boiler.

BEDROOM 1

4.74m x 3.16m max (15'6" x 10'4" max)

Radiator, ceiling coving.

BEDROOM 2

3.69m x 2.88m (12'1" x 9'5")

Radiator, ceiling coving, fitted wardrobes to one wall, PVC French doors leading to conservatory.

CONSERVATORY

3.08m max x 2.64m (10'1" max x 8'7")

PVC windows to three sides set on brick dwarf wall with a polycarbonate roof, PVC door leading to the garden.

BATHROOM

Three piece light coloured suite comprising panel bath with shower over, low flush WC, pedestal wash hand basin, partially tiled walls, radiator.

OUTSIDE

Outside, the private rear garden provides a tranquil retreat with paved and gravelled seating areas, established shrubs, and fence and hedge boundaries. The front garden also boasts established shrubs, and a block-paved driveway to the side leads to the garage.

GARAGE

5.18m x 3.44m (16'11" x 11'3")

Up and over door, power and light, plumbing for automatic washing machine.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

