

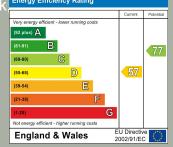
Total area: approx. 95.4 sq. metres (1027.0 sq. feet)

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuati
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.



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



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.



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



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 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.











