

91, Princess Road,
Market Weighton, YO43 3BS
£220,000



Total area: approx. 77.3 sq. metres (832.1 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.

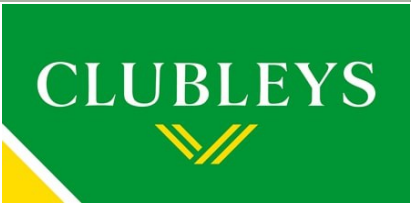
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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

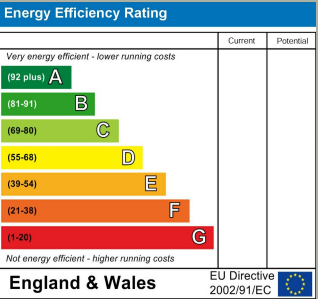
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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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.

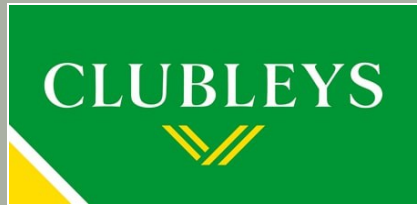


This delightful family home, positioned privately, features a modern deep blue kitchen with French doors opening to the rear garden, perfect for family gatherings and the heart of the home, and a spacious, light-filled dual-aspect sitting room. A convenient downstairs WC adds to the practicality of the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a contemporary four-piece family bathroom. Outside, the raised rear garden, summer house, garden shed, and detached garage provide ample space, while the low-maintenance front garden and side driveway offer convenience and privacy. With a perfect blend of modern living and practicality, this home is waiting for you. Contact us today to arrange your viewing!
Tenure: Freehold. East Riding of Yorkshire Council BAND: B



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator.

CLOAKROOM/WC

Two piece suite comprising low flush W.C., wash hand basin, cupboard under, part tiled walls, radiator.

SITTING ROOM

4.95 x 3.63 (16'2" x 11'10")
T.V. aerial point, laminate wood flooring, ceiling coving, radiator.

KITCHEN/DINER

3.15 x 5.38 (10'4" x 17'7")
Fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, ceramic hob, extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, PVC doors to garden, laminate wood flooring, cupboard housing wall mounted gas fired central heating boiler, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM 1

4.96 x 3.72 (16'3" x 12'2")
Ceiling coving, radiator.

BEDROOM 2

3.13 x 2.41 (10'3" x 7'10")
Fitted cupboard, ceiling coving, radiator.

BEDROOM 3

2.66 x 3.15 (8'8" x 10'4")
Ceiling coving, radiator.

BATHROOM

Four piece suite comprising panelled bath, low flush W.C., step in shower cubicle, pedestal wash hand basin, tiled splashback, part tiled walls, chrome heated towel rail.

OUTSIDE

Outside, there is a raised lawned garden, a summer house, a garden shed, fenced boundaries, and side gated access. The sunny, low-maintenance front garden is enclosed by a fence for privacy, while the side driveway provides ample parking and leads to the detached garage.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

