

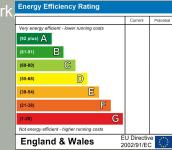
FREE VALUATIONS FOR SALE

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



# Plot 4, The Hotham, Clifford Park, Market Weighton, YO43 3HE £465,000



\*\* VIDEO TOUR \*\* Hotham Park Developments place great thought and care into every home they build. importance when it comes to building the dream home for you and your family.

living room, kitchen/dining room, utility room, five bedrooms, two ensuites, and a bathroom. Additionally, there is a spacious garage, parking spaces, and a family-sized garden.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band TBA.



ZOOPLO



# clubleys.com



### **LOCATION**

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

### THE ACCOMMODATION COMPRISES

#### **ENTRANCE HALL**

Front entrance door, stairs to first floor with cupboard under.

#### **CLOAKROOM**

Low flush WC, wash hand basin.

## KITCHEN/DINER

3.30m x 6.68m (10'9" x 21'10") High quality bespoke designed kitchens with high quality worktops

- Electric oven
- Microwave
- Hob & extractor canopy
- Integrated fridge/freezer
- Dishwasher
- Recessed ceiling spotlights
- Tiled or laminate flooring

#### UTILITY

1.80m x 3.30m (5'10" x 10'9")

# LIVING ROOM

5.18m x 3.17m (16'11" x 10'4")

FIRST FLOOR ACCOMMODATION

## **LANDING**

### BEDROOM 1

5.40m x 3.03m (17'8" x 9'11")

### **EN-SUITE**

- High quality white suite
- Chrome taps and fittings
- Shaver sockets or illuminated mirror power points
- Recessed ceiling spotlights
- Half tiled walls
- Tiled floors
- · Heated chrome towel rail

# BEDROOM 2

3.33m x 3.32m (10'11" x 10'10")

#### **BEDROOM 3**

4.42m x 3.03m (14'6" x 9'11")

#### **BEDROOM 4**

3.42m x 3.32m (11'2" x 10'10")

### **BATHROOM**

- High quality white suite
- Chrome taps and fittings
- Shaver sockets or illuminated mirror power points
- · Recessed ceiling spotlights
- Half tiled walls
- Tiled floors
- Heated chrome towel rail

# SECOND FLOOR ACCOMMODATION

#### BEDROOM 5

5.00m x 8.75m (16'4" x 28'8")

# **EN-SUITE**

- High quality white suite
- Chrome taps and fittings
- Shaver sockets or illuminated mirror power points
- Recessed ceiling spotlights
- Half tiled walls
- Tiled floors
- · Heated chrome towel rail

# OUTSIDE

Family sized garden with fence boundaries.

#### **GARAGI**

5.35m x 2.99m (17'6" x 9'9") Up and over door, power and light.

# **ADDITIONAL INFORMATION**

The photos are an example from a previous development.

ASSISTED SALE - Contact the office for terms and conditions.

### **SERVICES**

Mains water, gas, electricity and drainage.

#### **APPLIANCES**

No appliances have been tested by the agent.











