



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



#### 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.



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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		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.

**\*\* VIDEO TOUR \*\*** Hotham Park Developments place great thought and care into every home they build. Sophisticated design features, both externally and internally, and the highest quality materials are of the utmost importance when it comes to building the dream home for you and your family.

Plot 4, The Hotham, is a spacious five-bedroom detached home with accommodation over three floors. The property, including the garage, spans 2,150 sq ft. The layout briefly comprises an entrance hall, cloakroom, 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.



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Tenure: Freehold  
East Riding of Yorkshire  
Band: New Build

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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.

GARAGE

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.

