

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.



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	97
(92 plus) A	84
(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.



19B, Londesborough Road,  
York, Market Weighton, YO43 3AZ  
£220,000

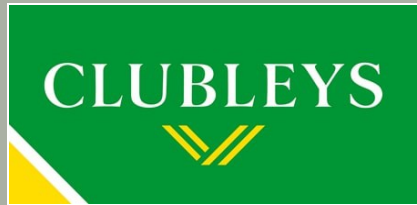


Nestled on the highly desirable Londesborough Road, just a short stroll from the town centre, this stunning two-bedroom mid-terrace home is completely move-in ready with NO ONWARD CHAIN. Built just over two years ago, it benefits from nearly eight years of structural warranty and boasts outstanding energy efficiency. Inside, the thoughtfully designed layout offers a bright and spacious lounge, a sleek modern kitchen with integrated appliances, and elegant French doors that open onto a private rear garden. Upstairs, you'll find two generously sized bedrooms and a beautifully finished bathroom. The low-maintenance garden features a perfect blend of patio and lawn, with gated access for added convenience. Plus, allocated parking is conveniently situated at the rear. A perfect home in a prime location—early viewing is highly recommended!  
East Riding of Yorkshire Council Band B.

rightmove

www.clubleys.com

ZOOPLA



Tenure: Freehold  
East Riding of Yorkshire Council  
Band: B

clubleys.com

THE ACCOMODATION COMPRISES

ENTRANCE PORCH

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM

4.75m max x 3.20m max (15'7" max x 10'5" max)  
TV aerial point, radiator.

DINING KITCHEN

3.33m x 4.27m max (10'11" x 14'0" max)  
Fitted with a range of wall and floor units, incorporating complimentary work surfaces, one and a half bowl stainless steel sink unit, electric oven with gas hob, extractor hood over, integral dishwasher, washing machine and fridge freezer, radiator, French doors to rear garden.

DOWNSTAIRS WC

Two piece white suite comprising low flush wc, pedestal wash hand basin, radiator, extractor fan.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE

3.38m max x 4.27m max (11'1" max x 14'0" max)  
Radiator, TV aerial point.

BEDROOM TWO

2.75m max x 4.27m (9'0" max x 14'0")  
Radiator, TV aerial point.

BATHROOM

Three piece white suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, radiator, extractor fan, recessed ceiling lights.

OUTSIDE

Paved patio area immediately beyond the house with lawned garden beyond. Fenced boundaries, gated access. Allocated parking to the rear.

APPLIANCES

No appliances have been tested by the Agent.

SERVICES

Mains water, gas, electricity and drainage.

