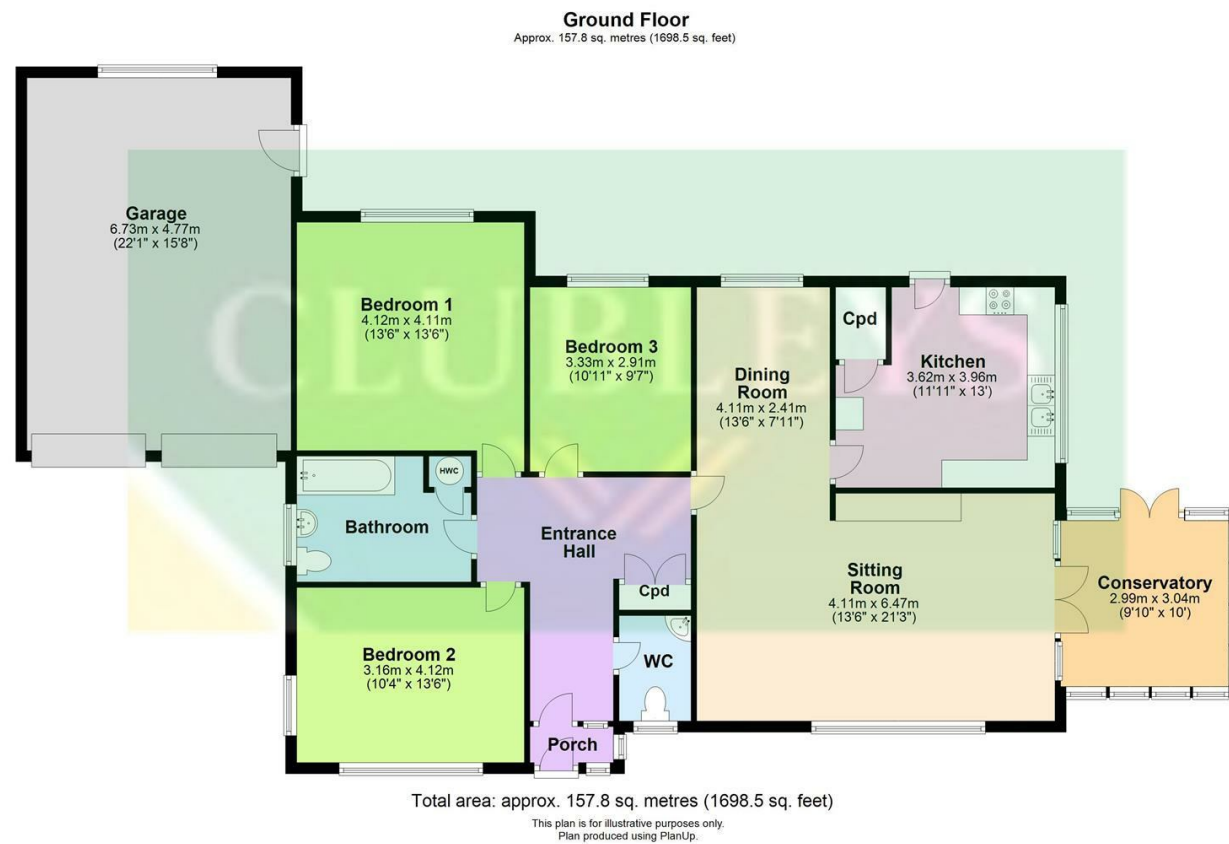




45, Hawling Road,
Market Weighton, YO43 3JR
£350,000



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

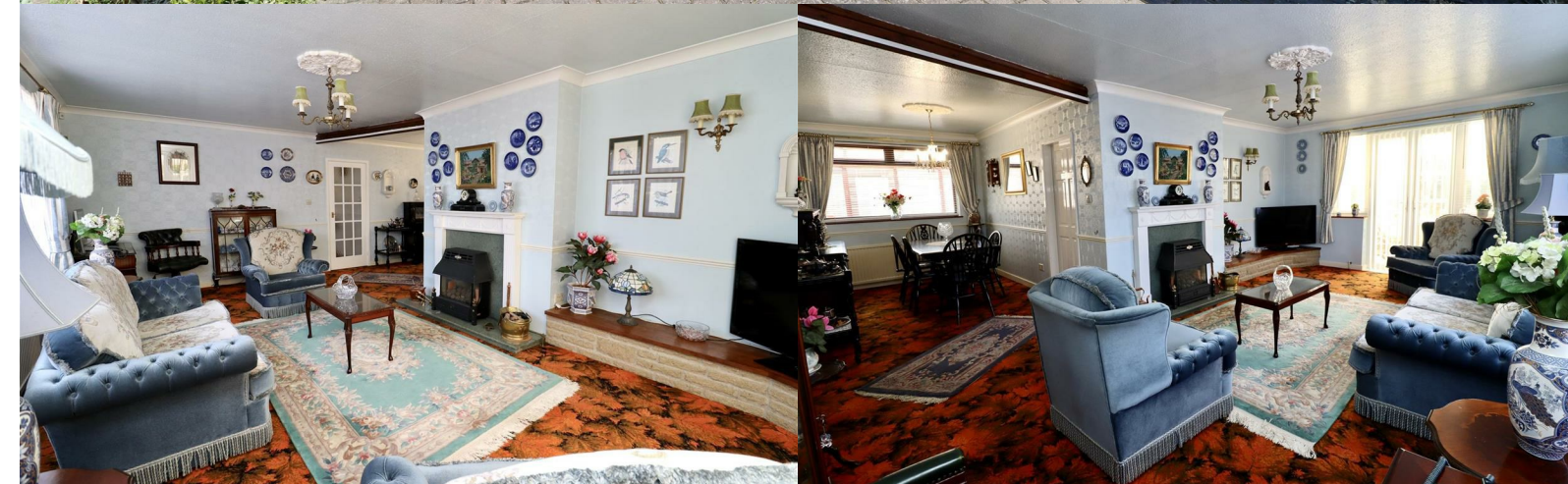
FREE VALUATIONS FOR SALE

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			80
(81-91) B			
(69-80) C		64	
(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.

Nestled in mature, tranquil gardens, this charming three-bedroom detached bungalow has been cherished by its owners for over 50 years. With a spacious block-paved driveway leading to a double garage, parking is effortless. The beautifully maintained gardens wrap around the property, featuring lawns to the front and side and a private, paved rear garden bursting with vibrant flowers and lush shrubs, overlooking peaceful allotments. Inside, the bungalow offers a warm and inviting layout, including a sitting room, dining room, fitted kitchen, and conservatory, ideal for both relaxing and entertaining. The three comfortable bedrooms are complemented by a bathroom and a convenient cloakroom. Adding to the home's charm, the garden hosts a delightful log cabin with a wood-burning stove, perfect for unwinding, alongside a summer house and additional store. Offered with NO ONWARD CHAIN, this is a rare opportunity, don't miss out! Contact our office today to arrange your viewing.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE PORCH****ENTRANCE HALL**

Dado rail, radiator, storage cupboard, loft hatch to roof space (fully boarded, light and ladder).

CLOAKROOM

White suite comprising low flush W.C., corner hand basin with tiled splashback, dado rail, ceiling coving.

SITTING ROOM

4.11m x 6.47m (13'5" x 21'2")

Feature fireplace to Lounge housing gas coal effect fire, marble inset and hearth with wooden surround, dado rail, ceiling coving, two radiators.

DINING ROOM

4.11m x 2.41m (13'5" x 7'10")

CONSERVATORY

2.99m x 3.04m (9'9" x 9'11")

uPVC double glazed windows, pitched polycarbonate roof, tiled floor, french doors to garden.

KITCHEN

3.62m x 3.96m (11'10" x 12'11")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, integrated dishwasher and fridge, ceramic hob with hood over, tiled walls, tiled floor, recessed ceiling lights, door to

BEDROOM ONE

4.16m x 4.11m (13'7" x 13'5")

Dual aspect windows, ceiling coving, radiator.

BEDROOM TWO

3.16m x 4.12m (10'4" x 13'6")

Ceiling coving, radiator.

BEDROOM THREE

3.33m x 2.91m (10'11" x 9'6")

Dado rail, ceiling coving, radiator.

BATHROOM

Coloured suite comprising panelled bath with shower over and shower screen, pedestal hand basin, low flush W.C., part tiled walls, radiator, ceiling coving, airing cupboard housing hot water cylinder.

OUTSIDE

The property boasts luscious, landscaped gardens

on three sides of the bungalow, with lawns that wrap around the front and side, complemented by a variety of well-manicured, mature shrubs and trees. The rear garden is paved, offering private seating areas surrounded by an abundance of shrubs and flowers. The side garden features a charming log cabin-style summer house and a garden shed. Additionally, the side utility area provides a screened space with a vegetable patch and another shed; this area was previously used for beekeeping by the former owner.

DOUBLE GARAGE

6.73m x 4.77m (22'0" x 15'7")

Two up and over doors to the front with side personnel door, power and light, plumbing for automatic washing machine.

STORE

To the rear of the garage.

LOG CABIN

Log burner with power and light and storage/log store to both sides.

ADDITIONAL INFORMATION

Please note that some of the external photographs were taken during the summer months. Since then, the trees on the property have been pollarded, which may result in a different appearance during viewings.

SERVICES

Mains water, gas, electricity and septic tank.

APPLIANCES

No Appliances have been tested by the Agent.

