



2, Hird Avenue,
Market Weighton, YO43 3RS
£230,000



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

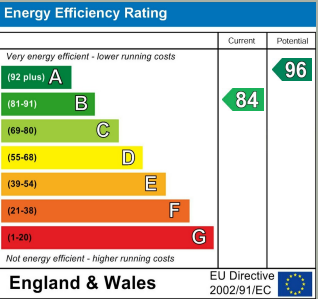
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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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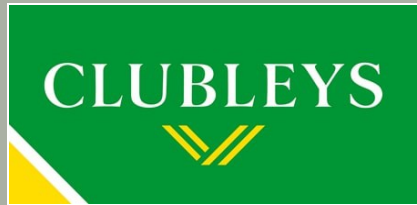
Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Perfectly positioned for convenience, this spacious double-fronted semi detached home offers a blank canvas to make your own, just a short stroll from town via a handy cut-through. With generous rooms throughout, the light and airy sitting room opens onto a south-westerly facing rear garden, which is laid mostly to lawn with two paved patio areas, fence boundaries, and side gated access, perfect for outdoor enjoyment. The fitted dining kitchen comes complete with integrated appliances, while the welcoming entrance hall adds to the sense of space. Upstairs, there are three bedrooms, including a main with en-suite, plus a stylish family bathroom. A driveway to the front provides parking for two cars, and with NO ONWARD CHAIN, this home is ready for you to move straight in. Don't miss your chance to view!
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, stairs leading to the first floor.

CLOAKROOM/WC

Two piece suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan.

SITTING ROOM

4.30m x 3.23m (14'1" x 10'7")
Radiator, TV aerial point, French doors leading to the garden.

KITCHEN/DINER

4.59m x 3.01m (15'0" x 9'10")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven with gas hob and extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washer/drier, radiator, cupboard housing wall mounted gas fired central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard.

BEDROOM 1

3.35m max x 3.33m (10'11" max x 10'11")
Radiator, TV aerial point.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin, part tiled walls, radiator, extractor fan.

BEDROOM 2

2.60m x 3.01m (8'6" x 9'10")
Radiator.

BEDROOM 3

1.91m x 3.01m (6'3" x 9'10")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC, wash hand basin, part tiled walls, radiator, extractor fan.

OUTSIDE

Outside, the south-westerly facing rear garden is laid mostly to lawn with two paved patio areas, fence boundaries, and side gated access, perfect for relaxing or entertaining. A driveway to the front provides parking for two cars.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £84.74 per annum maintenance charge.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

