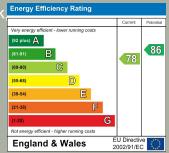
# **Ground Floor** First Floor Bathroom Bedroom 2 Bedroom 4 3.12m x 3.49m (10'3" x 11'5") Room 3.55m x 2.84m (11'8" x 9'4") **Bedroom 3** Sitting Room 5.49m (18') max x 3.33m (10'11") Garage Bedroom 1 4.13m (13'7") max x 3.36m (11') Bedroom 5 WC

Total area: approx. 148.7 sq. metres (1600.1 sq. feet)



60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating 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.



# 21, Bow Bridge Close, Market Weighton, YO43 3FH £350,000





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Tenure: Freehold
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# THE ACCOMMODATION COMPRISES

#### **ENTRANCE HALL**

Front entrance door, laminate wood flooring, radiator, stairs to first floor, double doors to Sitting Room.

### W.C.

Low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, radiator.

#### SITTING ROOM

5.49 x 3.33 (18'0" x 10'11")

Laminate wood flooring, alcove storage, bay window, archway to Dining Room, radiator.

#### **DINING ROOM**

3.55 x 2.84 (11'7" x 9'3") Laminate wood flooring.

#### **KITCHEN**

2.74 x 5.20 (8'11" x 17'0")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, integrated dishwasher, integrated fridge/freezer, breakfast bar, cupboard under, electric oven, gas hob, extractor hood over, part tiled walls, radiator, laminate wood flooring, vertical radiator

### UTILITY

1.56 x 2.41 (5'1" x 7'10")

Fitted base units, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, tiled floor, radiator, rear entrance door.

# **FIRST FLOOR**

### **LANDING**

Access to a boarded loft space with lighting, an airing cupboard housing the hot water cylinder, and a radiator.

# **BEDROOM ONE**

4.13 x 3.36 (13'6" x 11'0") Radiator.

### **EN SUITE**

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shaver point, tiled floor, extractor, radiator.

# **BEDROOM TWO**

3.12 x 3.49 (10'2" x 11'5") Radiator.

#### **EN SUITE**

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shaver point, tiled floor, extractor, radiator.

### **BEDROOM THREE**

4.13 x 2.39 (13'6" x 7'10") Radiator.

### **BEDROOM FOUR**

2.48 x 2.65 (8'1" x 8'8") Radiator.

# **BEDROOM FIVE**

2.67 x 1.98 (8'9" x 6'5") Laminate wood flooring, radiator.

#### **BATHROOM**

Three piece suite comprising panelled bath, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, shaver point, tiled floor, extractor, radiator.

### **OUTSIDE**

The rear garden is a private haven with paved seating areas, lawn, and various shrubs along the fence boundaries, with side gated access. The front garden is also lawned and adorned with established shrubs, while a driveway leads to the integral garage

#### **GARAGE**

Up and over door, power and light.

## **ADDITIONAL INFORMATION**

### **SERVICES**

Mains water, gas, electricity and drainage.

#### **APPLIANCES**

No Appliances have been tested by the Agent.

## **MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:https://checker.ofcom.org.uk/en-gb/broadbandcoverage. For mobile coverage, prospective
occupants are advised to check the Ofcom website:https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or
other reward or other benefit (known as a Referral
Fee) from ancillary service providers for
recommending their service to you. Details can be
found on our website.











