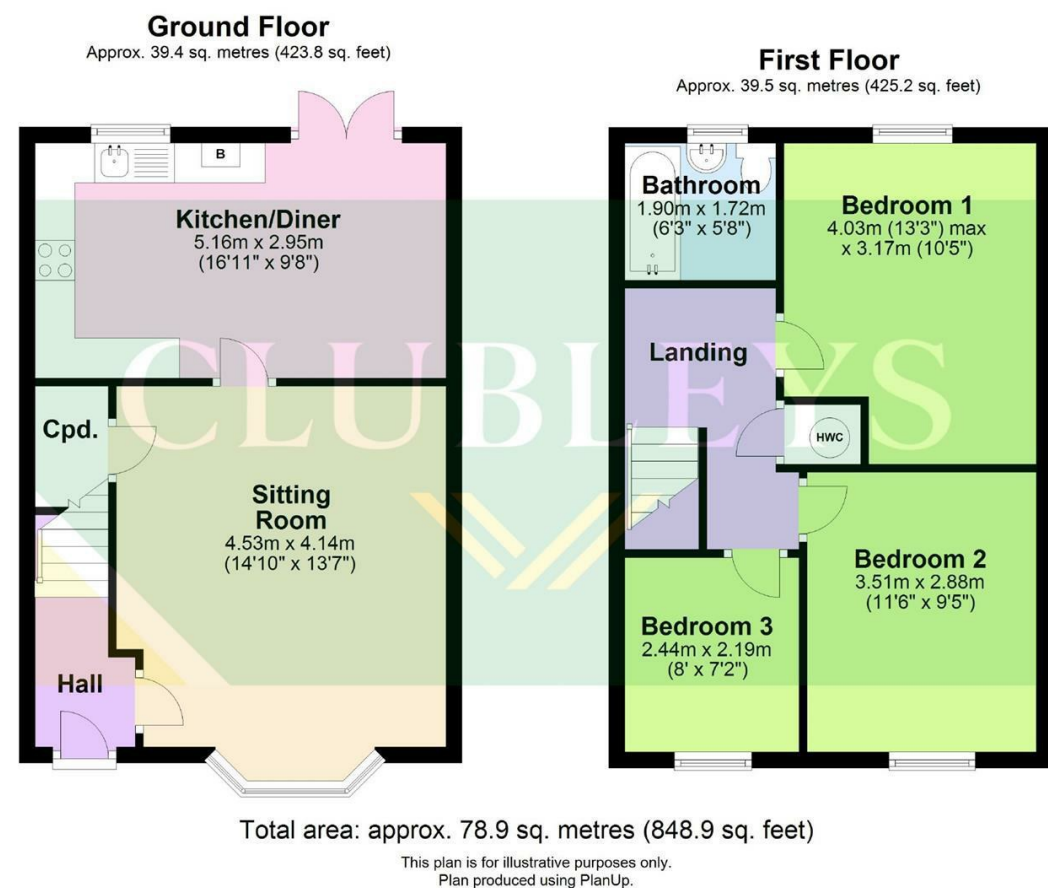




11, Lysander Drive,
Market Weighton, YO43 3NQ
£225,000



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

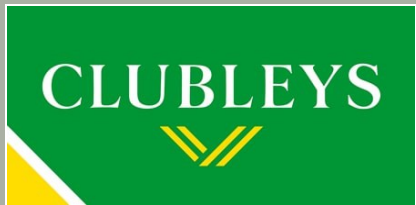
FREE VALUATIONS FOR SALE

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.

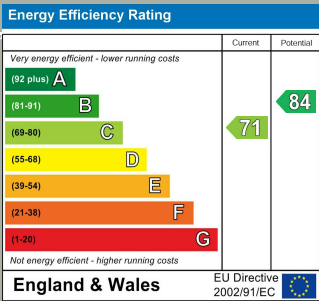
MORTGAGES

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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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.

This beautifully presented three-bedroom semi-detached family home, set in an elevated position within a desirable area, offers a light and airy sitting room with a charming bay window, a modern white gloss fitted kitchen with dining area, and French doors leading to a low-maintenance, mostly lawned rear garden with a paved area and newly fitted decking behind the detached garage. With three well-proportioned bedrooms, a family bathroom, ample driveway parking, and a detached garage, this home ticks all the boxes for comfortable family living. Don't miss out, book your viewing today!
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, telephone point, stairs leading to the first floor.

SITTING ROOM

4.53 x 4.14 (14'10" x 13'7")

Coal effect gas fire set on a marble effect hearth with decorative surround. TV aerial outlet, telephone point, ceiling coving, radiator, fitted under stairs cupboard.

DINING KITCHEN

5.16 x 2.95 (16'11" x 9'8")

Fitted with a range of white gloss wall and base units comprising work surfaces, single drainer sink unit, electric oven with gas hob and extractor hood over, plumbing for dishwasher, plumbing for automatic washer, part tiled walls, laminate flooring, radiator, wall mounted gas fired central heating boiler, French doors leading to the rear garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, airing cupboard housing hot water cylinder.

BEDROOM 1

4.03 max x 3.17 (13'3" max x 10'5")

Laminate flooring, radiator.

BEDROOM 2

3.51 x 2.88 (11'6" x 9'5")

Laminate flooring, radiator.

BEDROOM 3

2.44 x 2.19 (8'0" x 7'2")

Wood strip flooring, radiator.

BATHROOM

1.90 x 1.72 (6'3" x 5'8")

Three piece suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, tiled floor, part tiled walls, extractor fan, chrome ladder style radiator.

OUTSIDE

The low-maintenance rear garden is mostly lawned, featuring a paved area and newly fitted decking, perfect for relaxing or entertaining. The front garden is also lawned, with a side driveway providing ample parking and leading to the detached garage.

GARAGE

Up and over door, side personal door, power and light.

ADDITIONAL INFORMATION

This property has been part-exchanged with a developer, and the onward property's anticipated completion date is the 23rd of May, 2025.

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/broadband-coverage>. 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.

