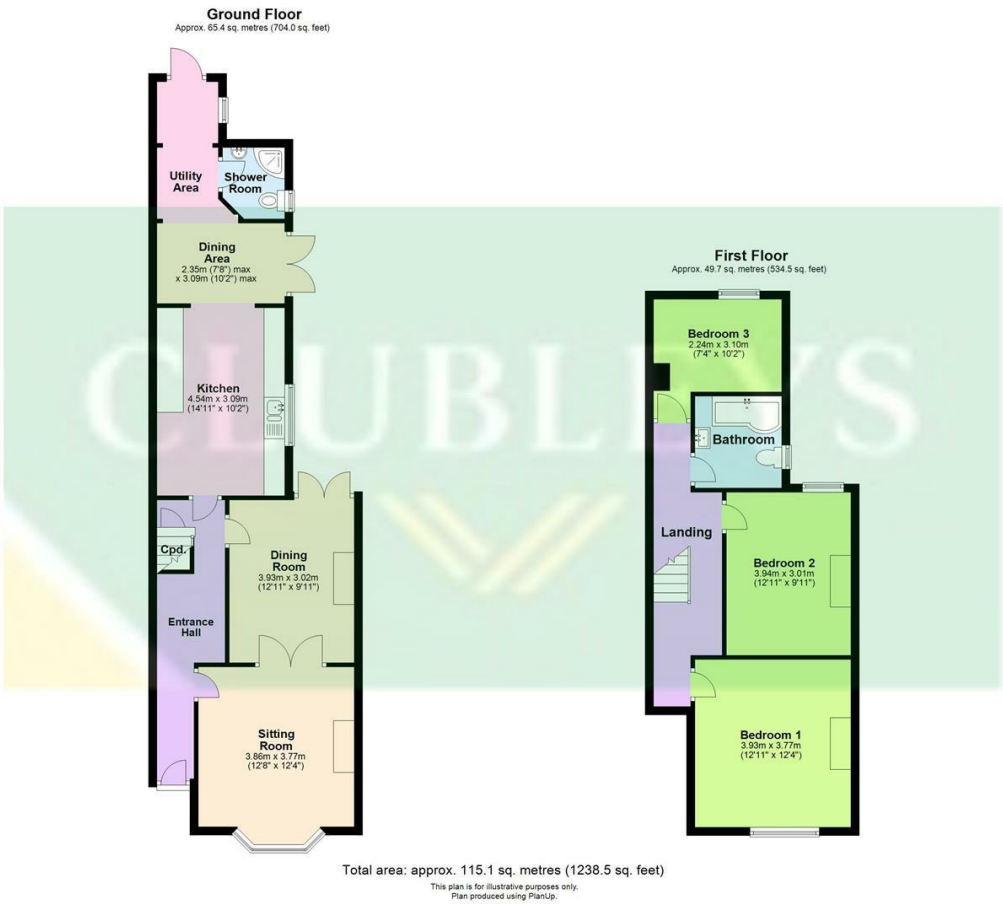




4, Beverley Road,  
Market Weighton, YO43 3JP  
£265,000



#### 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

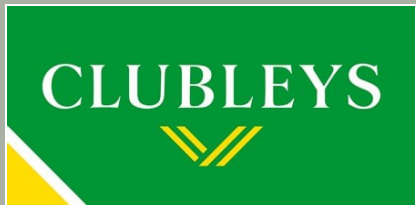
#### FREE VALUATIONS FOR SALE

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.

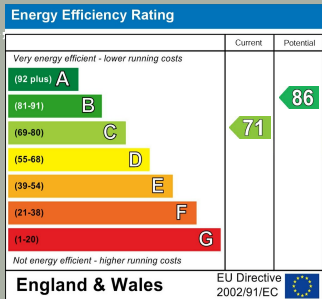
#### MORTGAGES

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.

**\*\* VIDEO TOUR \*\*** This stunning late Victorian home, dating back to around 1900, is a perfect blend of period charm and modern living. Thoughtfully improved by the current owners, it retains beautiful traditional features such as open fires and a bay window while benefiting from a spacious, light-filled layout. The open-plan kitchen and dining area create a wonderful social space, complemented by a newly added utility and downstairs shower room. The sitting room and dining room, both with open fires, offer a warm and inviting atmosphere, with French doors leading to the southwest-facing garden. Upstairs, three generously sized bedrooms and an impressive bathroom provide stylish and comfortable living. Outside, the rear garden is a fantastic retreat, featuring a paved patio, lawn, decking, and established shrubs, while the front garden is enclosed by a low wall with gated access and mature planting. Well-presented and centrally located, this is a rare find, don't miss your chance to view!  
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, wood strip flooring. Vertical radiator, stairs to first floor accommodation, understairs cupboard.

### SITTING ROOM

3.86m x 3.77m (12'7" x 12'4")

The room features a cast iron open fire with a granite hearth and wood surround. There is a bay window to the front with storage, a picture rail, two vertical radiators, and double doors leading to the dining room.

### DINING ROOM

3.93m x 3.02m (12'10" x 9'10")

The room features a cast iron open fire with a granite hearth and wooden surround. It also has a picture rail, a vertical radiator, and French doors leading to the rear garden.

### KITCHEN

4.54m x 3.09m (14'10" x 10'1")

The kitchen is fitted with a range of wall and base units, comprising work surfaces, a one and a half bowl ceramic sink unit, a Cookmaster oven with a tiled inset, and an extractor fan. It also includes an integrated dishwasher, a cupboard housing the wall-mounted gas-fired central heating boiler, a vertical radiator, laminate flooring, and recessed ceiling lights.

### DINING AREA

2.35m max x 3.09m max (7'8" max x 10'1" max )

The room includes a vertical radiator, laminate flooring, recessed ceiling lights, and a PVC French door to the side.

### UTILITY AREA

Plumbing for automatic washer, laminate flooring, rear entrance door.

### SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush WC and wash hand basin set in vanity sink unit. Partially tiled walls, extractor fan.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, traditional radiator.

#### BEDROOM ONE

3.93m x 3.77m (12'10" x 12'4")

Two vertical radiators, ceiling rose.

#### BEDROOM TWO

3.94m x 3.01m (12'11" x 9'10")

Vertical radiator.

#### BEDROOM THREE

2.24m x 3.10m (7'4" x 10'2")

Vertical radiator.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin. Traditional radiator with heated towel rail, extractor fan, partially tiled walls.

#### OUTSIDE

Outside, the south west facing rear garden is a fantastic retreat, featuring a paved patio, lawn, decking, and established shrubs, while the front garden is enclosed by a low wall with gated access and mature planting.

#### ADDITIONAL INFORMATION

The current seller informs us that the property has undergone significant improvements, including a new gas boiler and central heating system, new windows and doors, full re-wiring with a new consumer unit, and added insulation. Structural changes include openings between the sitting room and dining room, as well as from the kitchen to the utility area. A new upstairs bathroom, downstairs shower room, and replacement kitchen units have been installed. Original fireplaces have been reopened. Various certificates are available for the completed works.

#### SERVICES

Mains gas, electricity, drainage and water.

#### 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.

