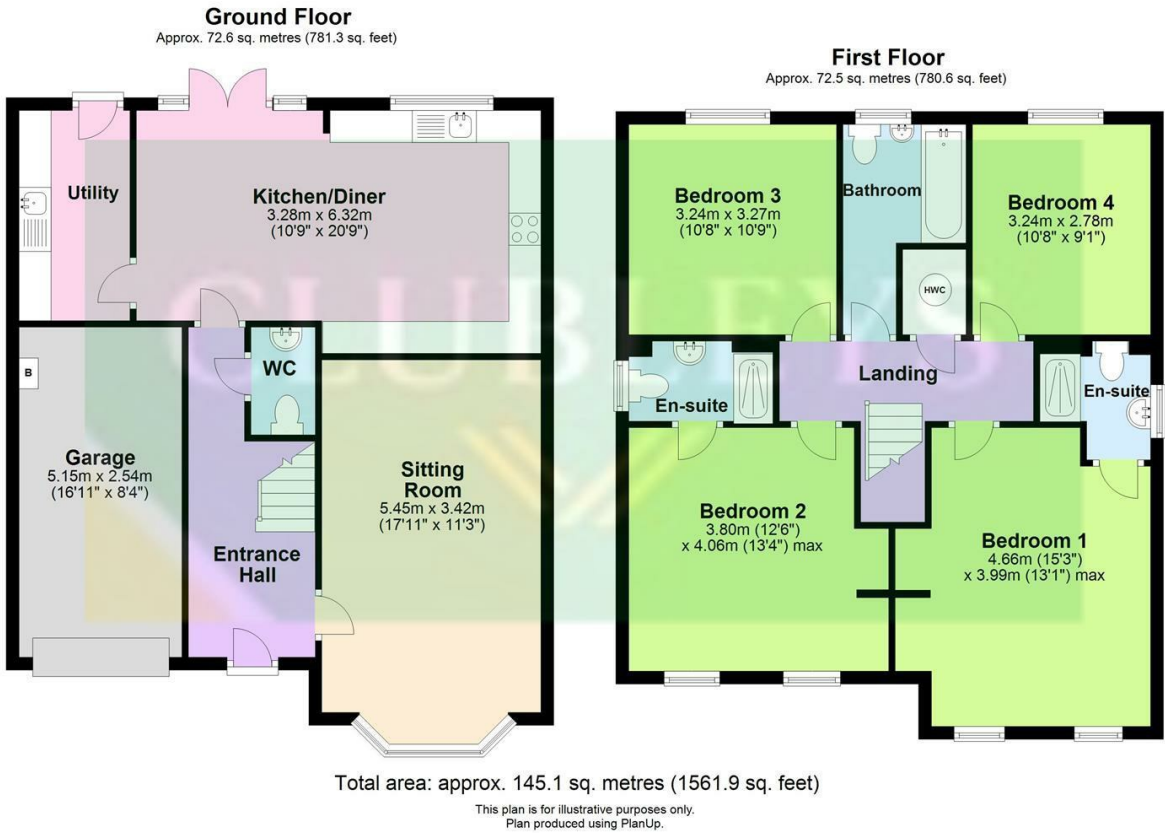


21, Coperland Crescent,
Market Weighton, YO43 3RN
£340,000



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

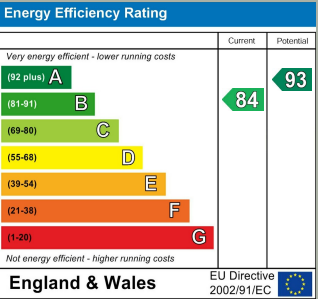
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

Built in 2022 and offered with no onward chain, this immaculate detached family home combines modern elegance with spacious comfort in a sought-after location. The ground floor features a welcoming entrance hall with a cloakroom, a bright and airy sitting room, and a stunning open-plan kitchen, dining, and living space. A separate utility room provides additional storage and practicality. Upstairs, there are four well-appointed double bedrooms, including two with stylish en-suite bathrooms, along with a modern family bathroom. The rear garden is mainly laid to lawn with a paved patio, perfect for outdoor entertaining, while the front offers off-road parking for two cars, an integral garage, and a well-kept lawn that enhances its curb appeal.

Tenure: Freehold. East Riding of Yorkshire Council band E.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, fitted cupboard, luxury vinyl tile flooring, radiator, stairs to first floor.

WC

Two piece suite comprising pedestal wash hand basin, tiled splashback, low flush W.C., radiator, extractor.

SITTING ROOM

5.45m x 3.42m (17'10" x 11'2")

Bay window to front, two radiators, T.V. aerial point.

KITCHEN/DINER

3.28m x 6.32m (10'9" x 20'8")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, induction hob, extractor hood over, recessed ceiling lights, integrated dishwasher, integrated fridge/freezer, pan drawers, larder unit. T.V. aerial point, under unit lighting, plinth lighting. Luxury vinyl tile flooring, radiator, French doors to rear garden,

UTILITY ROOM

3.29 x 1.73 (10'9" x 5'8")

Fitted base units comprising work surfaces, stainless steel sink unit, integrated washer. Luxury vinyl tile flooring, rear entrance door, recessed ceiling lights, radiator,

FIRST FLOOR

LANDING

Access to loft space (fully boarded with a light and ladder). Radiator, airing cupboard housing hot water cylinder.

BEDROOM ONE

4.66m x 3.99m max (15'3" x 13'1" max)

Radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, mains fed shower, low flush W.C., wash hand basin, part tiled walls, extractor, radiator.

BEDROOM TWO

3.80m x 4.06m max (12'5" x 13'3" max)

Radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, mains fed shower, low flush W.C., wash hand basin, part tiled walls, extractor, radiator.

BEDROOM THREE

3.24m x 3.27m (10'7" x 10'8")

Radiator.

BEDROOM FOUR

3.24m x 2.78m (10'7" x 9'1")

Radiator.

BATHROOM

Three piece suite comprising, panelled bath with, wash hand basin, low flush W.C., part tiled walls, radiator, extractor.

OUTSIDE

The rear garden is mainly laid to lawn with a paved patio, perfect for outdoor entertaining, while the front offers off-road parking for two cars, an integral garage, and a well-kept lawn that enhances its curb appeal.

ADDITIONAL INFORMATION

The seller has indicated that there is an annual maintenance charge of £84.74. This amount is subject to increase in line with inflation, but the exact details will be confirmed by the solicitors.

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.

