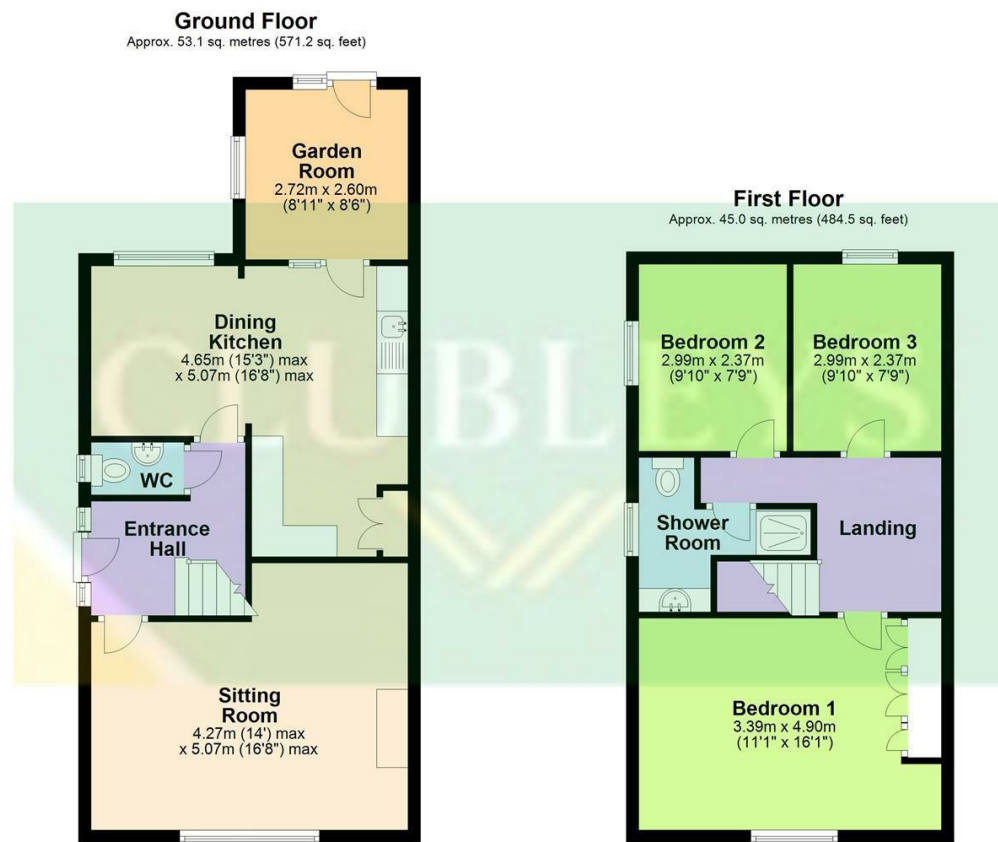




15, Hawling Road,  
Market Weighton, YO43 3JR  
£230,000



This plan is for illustrative purposes only.  
Plan produced using PlanUp.



**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

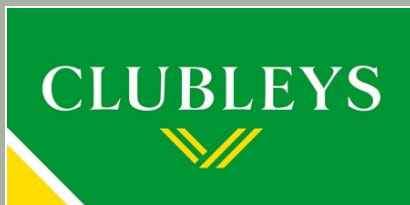
**FREE VALUATIONS FOR SALE**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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.

**\*\*NO ONWARD CHAIN\*\*** This three-bedroom semi-detached property offers a warm and inviting layout, ideal for families and entertaining alike. Stepping through the entrance hall, complete with a convenient cloakroom, you'll find a spacious sitting room at the front, perfect for relaxing. At the rear, a generously sized open-plan kitchen and dining area, creates a seamless space for cooking and dining. A garden room extends off this area. Upstairs, there are three well-proportioned bedrooms, alongside a modern shower room. The exterior boasts a block-paved driveway at the front and side, providing ample parking, while double gates lead to a detached garage and a private, fenced rear garden. Complete with a lawn and paved seating area, the garden offers a delightful outdoor space for relaxation and gatherings.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B



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**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

PVC front entrance door, stairs to first floor, understairs cupboard, ceiling coving, radiator.

**WC**

Two piece suite comprising low flush W.C., wash hand basin with chrome mixer taps, wet wall panels, ceiling coving.

**SITTING ROOM**

4.27 x 5.07 (14'0" x 16'7")

Electric fire, wooden surround, marble effect hearth, dado rail, wall light points, ceiling coving, radiator.

**DINING KITCHEN**

4.65 x 5.07 (15'3" x 16'7")

Fitted with a range of wall and base units, work surfaces, ceramic 1.5 bowl sink unit, chrome mixer taps, part tiled walls, fitted cupboard, recessed ceiling lights, ceiling coving, radiator.

**GARDEN ROOM**

2.72 x 2.60 (8'11" x 8'6")

PVC rear entrance door, tiled floor, clothes pulley, plumbing for automatic washing machine, ceiling coving, radiator.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft space, ceiling coving.

**BEDROOM 1**

3.39 x 4.90 (11'1" x 16'0")

Fitted wardrobes to one wall, recessed ceiling lights, ceiling coving, radiator.

**BEDROOM 2**

2.99 x 2.37 (9'9" x 7'9")

Recessed ceiling lights, ceiling coving, radiator.

**BEDROOM 3**

2.99 x 2.37 (9'9" x 7'9")

Recessed ceiling lights, ceiling coving, radiator.

**SHOWER ROOM**

Three piece suite comprising low flush W.C., step in shower cubicle, wash hand basin set in vanity unit, chrome mixer taps, wet wall panels, chrome ladder radiator, recessed ceiling lights, ceiling coving, extractor.

**OUTSIDE**

The exterior boasts a block-paved driveway at the front and side, providing ample parking, while double gates lead to a detached garage and a private, fenced rear garden. Complete with a lawn and paved seating area, the garden offers a delightful outdoor space for relaxation and gatherings.

**GARAGE**

Electric roller door, side personal door, power and light.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

