Ground Floor Approx. 38.3 sq. metres (412.1 sq. feet)

Kitchen/Diner 3.39m (11'1") max x 4.42m (14'6") Cpd Room 4.82m x 3.34m (15'10" x 10'11")

First Floor



Total area: approx. 75.0 sq. metres (807.2 sq. feet)

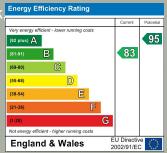
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60 - 64 Market Place, Market Weighton, York Energy Efficiency Rating YO43 3AL 01430 874000

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.



3, Layton Place, Market Weighton, YO43 3GX £230,000





NO ONWARD CHAIN

This charming three-bedroom semi-detached property is situated in a small, desirable development, just moments from the town centre. With a spacious sitting room featuring a bay window, and a sleek kitchen diner with bifold doors that open onto a private rear garden, this home offers the perfect balance of modern living and privacy. Upstairs, the master bedroom benefits from an en-suite, alongside two further bedrooms and a family bathroom. The rear garden offers a tranquil retreat with paved seating areas, artificial lawn, and planted borders, while the front features block-paved parking. Although the property would benefit from some cosmetic TLC, it's an ideal opportunity to make it your own. Don't miss out, book a viewing today! Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



ZOOPLO



Tenure: Freehold
East Riding of Yorkshire Council
Band: C

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate flooring, stairs leading to the first floor accommodation.

SITTING ROOM

4.82m x 3.34m (15'9" x 10'11") Bay window, radiator, television point, telephone point.

KITCHEN/DINER

3.39m max x 4.42m (11'1" max x 14'6") Fitted with a range of wall and base units comprising work surfaces, electric oven and hob with extractor hood over. Single drainer stainless steel sink unit, plumbing for automatic washer, integrated fridge freezer. Laminate flooring, recessed ceiling light, radiator, television point. Partially tiled walls, bifold doors leading to garden.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback. Laminate flooring, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

3.29m x 3.25m max (10'9" x 10'7" max)
Radiator, television point, fitted cupboard housing wall mounted gas fired central heating boiler.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin with tiled splashback. Extractor fan, recessed ceiling lights, partially tiled walls, laminate flooring.

BEDROOM 2

3.26m x 2.37m (10'8" x 7'9") Radiator.

BEDROOM 3

2.26m x 1.96m (7'4" x 6'5") Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin with tiled splashback, low flush WC. Laminate flooring, recessed ceiling lights, radiator, extractor fan, partially tiled walls.

OUTSIDE

The rear garden provides a real sense of privacy, with a paved seating area leading onto a mostly artificial lawn, a further paved area, planted borders, and fenced boundaries. There's also gated access for convenience. The front of the property features block-paved parking.

ADDITIONAL INFORMATION

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/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
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