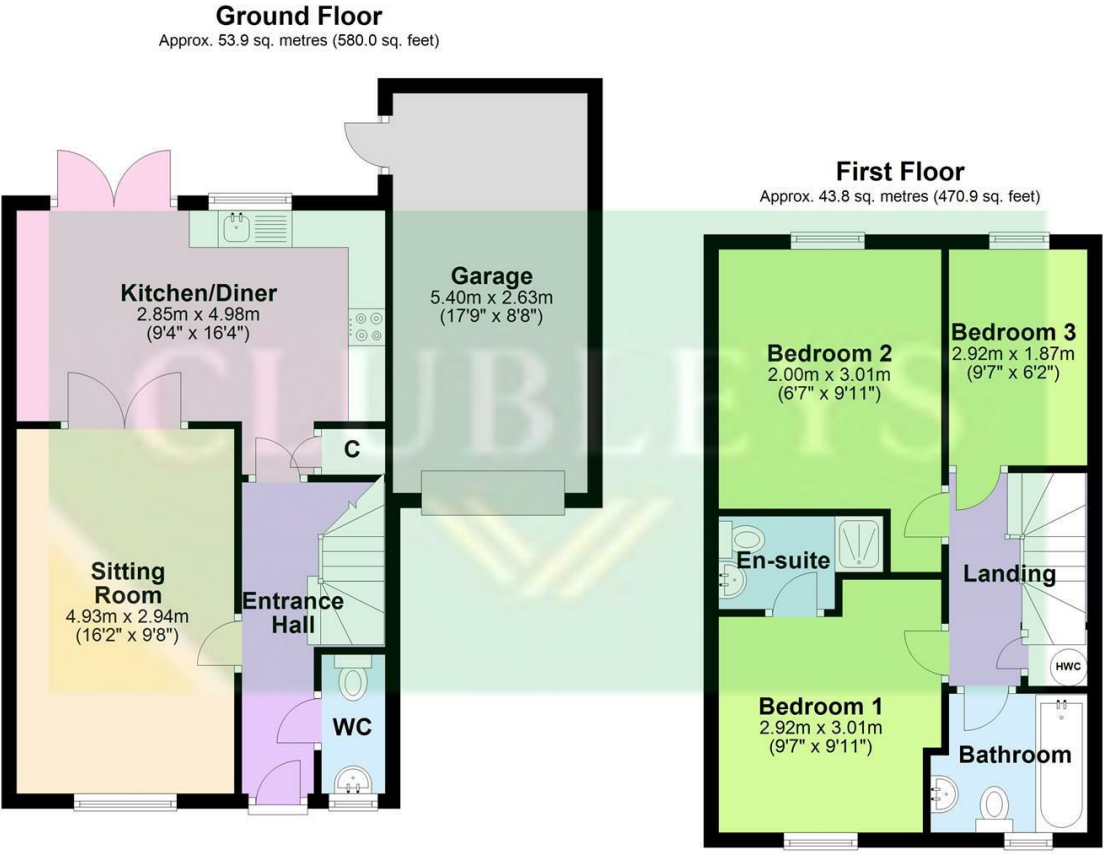


7, Bow Bridge Close,  
Market Weighton, YO43 3FH  
£220,000



**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.

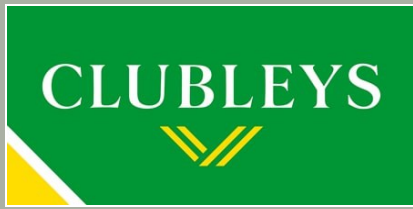
**OPENING HOURS**  
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**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

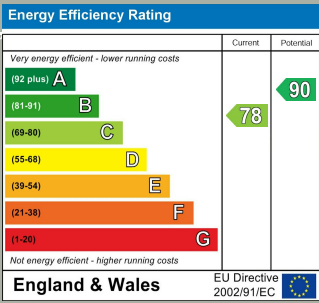
**FREE VALUATIONS FOR SALE**  
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**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.

Positioned in a well-established residential development, this attractive three-bedroom semi detached home is offered with no onward chain, presenting an excellent opportunity for the next owner to add their own style and flair. Step inside to a welcoming entrance hall that leads into a spacious, light-filled sitting room, which seamlessly connects to a modern open-plan kitchen and dining area – perfect for everyday living and entertaining. A handy downstairs WC completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms, including a master with its own ensuite shower room, along with a contemporary family bathroom. Outside, the rear garden is mainly laid to lawn and features a paved patio area, ideal for enjoying the warmer months. The front of the property offers a low-maintenance artificial lawn, while a side driveway provides ample parking and leads to a single garage.

Tenure- Freehold Council Tax- East Riding of Yorkshire Council band B.



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC Front entrance door, radiator, stairs to first floor.

### WC

Two piece white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Radiator.

### SITTING ROOM

4.93m x 2.94m (16'2" x 9'7")  
Radiator.

### KITCHEN DINER

5.024m x 2.857m (16'5" x 9'4")  
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink and drainer unit, electric oven with four ring gas hob and extractor hood. Plumbing for automatic washer, cupboard housing gas fired central heating boiler, tiled flooring, french doors to rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

Fitted cupboard housing hot water cylinder.

### BEDROOM ONE

2.92m x 3.01m max (9'6" x 9'10" max)  
Fitted wardrobe, to the front elevation, radiator.

### ENSUITE

Three piece white suite comprising walk in shower cubicle, low flush WC and pedestal wash hand basin with tiled splashback. Radiator, extractor fan, shaver point.

### BEDROOM TWO

3.51m x 3.01m (11'6" x 9'10" )  
Radiator.

### BEDROOM THREE

2.92m x 1.87m (9'6" x 6'1")  
Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin with tiled splashback. Partially tiled walls, extractor fan, radiator.

## OUTSIDE

Outside, the rear garden is mainly laid to lawn and features a paved patio area, ideal for enjoying the warmer months. The front of the property offers a low-maintenance artificial lawn, while a side driveway provides ample parking and leads to a single garage.

## GARAGE

5.40m x 2.63m (17'8" x 8'7")  
Up and Over door, power and light.

## ADDITIONAL INFORMATION

## SERVICES

Mains gas, electricity, water 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.

