

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

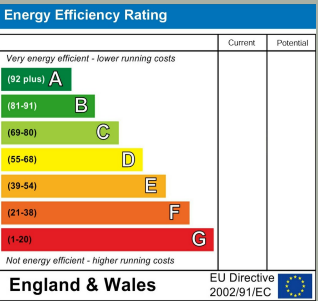
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

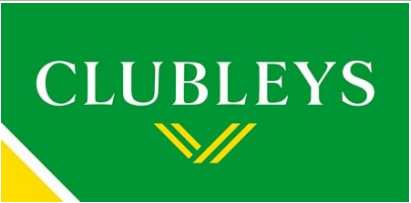


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



26, Shipman Road,
Market Weighton, YO43 3RB
£310,000



Immaculate, light, and decorated to an exceptional standard throughout, this stunning four-bedroom detached family home offers spacious living both upstairs and down, with the added benefit of a full-width conservatory overlooking the rear garden. The well-proportioned accommodation includes an inviting entrance hall with WC and stairs to the first floor, a generous sitting room open to the dining room, a fitted kitchen, and a separate utility room with access to the garden and integral garage. Upstairs, there are four good size bedrooms, the main with en-suite, and a contemporary family bathroom. Outside, the well maintained rear garden features a paved seating area, decked area, and a mainly lawned garden with fence boundaries and side gated access. To the front, a block paved driveway leads to the garage. A truly exceptional home that must be viewed to be fully appreciated, don't miss your chance to make it yours!
Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

CLOAKROOM

Two piece white suite comprising low flush WC, wash hand basin set in vanity unit with tiled splash back, laminate flooring, radiator.

SITTING ROOM

4.52m x 4.26m (14'9" x 13'11")

Gas fire set in a marble-effect inset and hearth with wooden surround, two radiators, ceiling coving, TV aerial outlet, telephone point, and an archway leading to the dining room.

DINING ROOM

2.96m x 2.67m (9'8" x 8'9")

Radiator, ceiling coving double doors leading to the conservatory.

KITCHEN

2.96m x 2.66m (9'8" x 8'8")

Fitted with a range of wall and base units comprising work surfaces, a 1.5 bowl stainless steel sink unit, an electric oven with gas hob and extractor hood over, radiator, and recessed ceiling lights.

UTILITY

2.54m x 2.43m (8'3" x 7'11")

Fitted base unit with work surface and single drainer sink, part-tiled walls, plumbing for an automatic washing machine, radiator, large understairs cupboard, door leading to the garage, and rear entrance door.

CONSERVATORY

2.70m x 5.42m (8'10" x 17'9")

PVC windows to three sides with a brick wall below, French doors leading to the rear garden, and a polycarbonate roof.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

2.96m x 5.36m max (9'8" x 17'7" max)

Radiator, ceiling coving.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin, part tiled walls, chrome heated towel rail, extractor fan.

BEDROOM 2

6.63m x 2.41m (21'9" x 7'10")

Radiator.

BEDROOM 3

2.53m x 2.63m (8'3" x 8'7")

Radiator.

BEDROOM 4

2.98m max x 2.61m (9'9" max x 8'6")

Radiator.

BATHROOM

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

OUTSIDE

Outside, the well maintained rear garden features a paved seating area, decked area, and a mainly lawned garden with fence boundaries and side gated access. To the front, a block paved driveway leads to the garage.

GARAGE

Up and over door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

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.

