

5a, High Street,
Market Weighton, YO43 3AQ
£130,000



Total area: approx. 55.8 sq. metres (600.5 sq. feet)

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

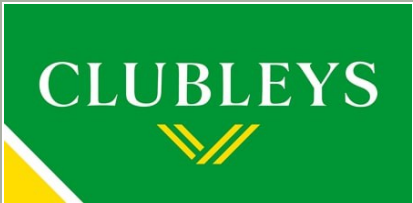
FREE VALUATIONS FOR SALE

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.

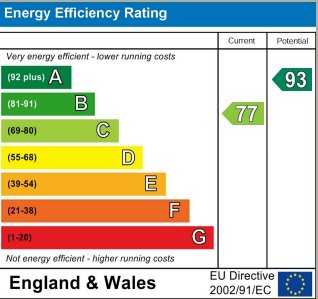
MORTGAGES

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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



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.



**** VIDEO TOUR AVAILABLE ****

Tucked away just off Market Weighton's bustling high street, this beautifully presented one-bedroom home offers a peaceful retreat while remaining at the heart of the town. Accessed via a gated entrance to the side of the former shop, this property is perfect as a main residence, holiday let, or Airbnb. The ground floor comprises an entrance hall, a modern shower room, and a stunning open-plan living kitchen which flows into a charming conservatory—ideal for relaxing or entertaining. Upstairs, a spacious bedroom benefits from built-in storage, creating a cosy and functional space. Outside, the property is further enhanced by a delightful enclosed garden, offering a tranquil outdoor area to enjoy. Immaculate throughout and ready to move into, this hidden gem presents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

The tenure for 5a High Street is Freehold, and it falls under East Riding of Yorkshire Council Tax Band A.



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THE ACCOMODATION COMPRISES ENTRANCE HALL

ENTRANCE HALL

PVC front entrance door, tiled floor, radiator, stairs leading to first floor.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, tiled floor, part tiled walls, radiator, extractor fan.

OPEN PLAN LIVING/KITCHEN

Fitted with a range of wall and base units, this kitchen features work surfaces, a single drainer stainless steel sink unit, an electric oven and hob with an extractor hood above, plumbing for an automatic washer, a radiator, and partially tiled walls. A door leads to the conservatory.

CONSERVATORY

The conservatory features a brick dwarf wall with PVC windows and a door leading to the garden, polycarbonate roof.

FIRST FLOOR ACCOMMODATION

LANDING

Velux window, fitted cupboard.

BEDROOM

Radiator, fitted cupboard.

OUTSIDE

The rear garden is laid to lawn with a gravelled seating area, enclosed by wall and fence boundaries with gated access. It offers a private and secluded setting.

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.

