



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.

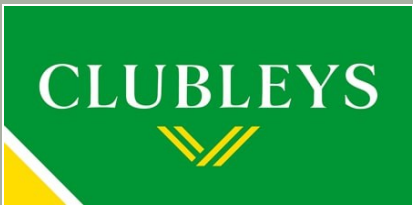
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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

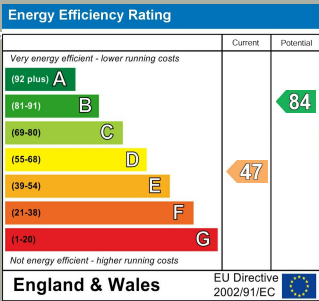
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

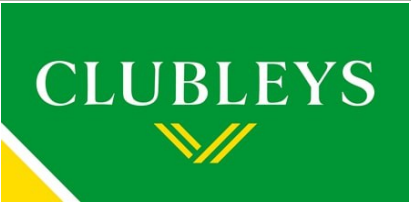


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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements 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.



129, York Road,
Market Weighton, YO43 3EE
£135,000



Offering impressive space, scope to modernise, and a generous garden allotment with potential, this centrally located three-bedroom end terrace Victorian property is full of opportunity. The accommodation includes an entrance hall, a spacious sitting room with a bay window, a separate dining room, and a modern kitchen with access to the rear courtyard. Upstairs, there are three bedrooms and a bathroom. Outside, the south-westerly facing rear courtyard is low maintenance with an artificial lawn, fenced boundaries, and gated access leading to a pathway and a further substantial garden/allotment area, ideal for those seeking extra outdoor space or looking to create something special.

Don't miss your chance to make this characterful home your own, contact us today to arrange a viewing!
Tenure: Freehold. East Riding of Yorkshire Council BAND: A.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

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

SITTING ROOM

3.84m max x 2.97m (12'7" max x 9'8")

Electric fire with marble effect hearth and surround, wooden mantle. Radiator, ceiling coving, ceiling rose.

DINING ROOM

3.80m x 2.97m (12'5" x 9'8")

Wall mounted gas fired central heating boiler, radiator, understairs cupboard.

KITCHEN

3.04m x 2.15m (9'11" x 7'0")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, extractor hood. Plumbing for automatic washer, partially tiled walls, rear entrance door leading to rear garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Radiator, fitted cupboard.

BEDROOM ONE

2.87m x 4.03m (9'4" x 13'2")

Radiator.

BEDROOM TWO

2.17m x 2.46m (7'1" x 8'0")

Radiator.

BEDROOM THREE

3.87m x 1.94m (12'8" x 6'4")

Dual aspect, radiator.

BATHROOM

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

OUTSIDE

Outside, the south-westerly facing rear courtyard is low maintenance with an artificial lawn, fenced boundaries, and gated access leading to a pathway and a further substantial garden/allotment area, ideal for those seeking extra outdoor space or looking to create something special.

ADDITIONAL INFORMATION

We understand that neighbouring properties have a right of access over 129 York Road (e.g., for bin access). Solicitors will confirm further details.

SERVICES

Mains gas, water, drainage and electricity.

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.

