

Total area: approx. 48.4 sq. metres (521.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

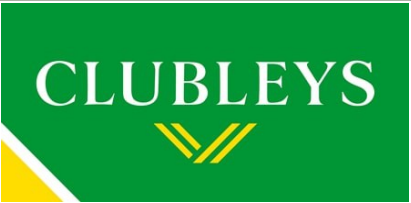


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



9, Hudson Court,
Market Weighton, YO43 3HD
£140,000



Boasting high ceilings, beautiful exposed beams, and a spacious feel throughout, this stunning two-bedroom first floor apartment is presented in excellent order and full of character. The current owner has lovingly enhanced the property with a newly fitted kitchen (May 2024), a generous four-piece modern bathroom, and tasteful decoration throughout. Light and airy, the accommodation includes a welcoming entrance hall, stylish kitchen, bright sitting room, two bedrooms, and a superbly spacious bathroom. Accessed via a ground floor entrance with a useful store, the property also benefits from allocated parking. A truly charming and thoughtfully updated home. Early viewing is highly recommended.
Tenure: Leasehold. East Riding of Yorkshire Council BAND: B

rightmove

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zoopla

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door.

KITCHEN

2.86m x 3.26m (9'4" x 10'8")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl sink unit, induction hob with extractor hood over, eye level oven. Plumbing for automatic washer. integrated microwave oven, covered wall mounted gas fired central heating boiler. Exposed beams, breakfast bar.

SITTING ROOM

3.87m x 3.58m (12'8" x 11'8")

Wall mounted electric heater, electric fire, television point.

BEDROOM ONE

2.86m x 2.61m (9'4" x 8'6")

Exposed beams, television point, electric wall storage heater.

BEDROOM TWO

3.67m x 2.20m (12'0" x 7'2")

Exposed beams, television point, electric wall storage heater.

BATHROOM

Four piece white suite comprising panelled bath, step in shower cubicle, low flush WC and wash hand basin set in vanity unit. Extractor fan, panelled shower boarding walls, exposed beams, vertical heated towel radiator.

OUTSIDE

There is parking available in the development.

ADDITIONAL INFORMATION

The vendors have advised us of the following maintenance/ground rent charge of £1000 per annum currently. The lease commenced in 2001 and has 975 years remaining. (All to be confirmed by a solicitor)

SERVICES

Mains 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.

