Ground Floor Approx. 39.5 sq. metres (425.0 sq. feet) **First Floor** Bedroom 3 **Dining** .76m x 1.89n (9'1" x 6'2") Sitting **Bedroom 1** Room 4.15m x 2.40m (13'8" x 7'10") 4.36m (14'3") x 4.36m (14'4") max Cpd Landing Entrance Hall Bedroom 2 Kitchen 3.60m x 2.40m (11'10" x 7'10") 3.36m x 2.81m (11' x 9'3") **Bathroom**

Total area: approx. 73.9 sq. metres (795.8 sq. feet)

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

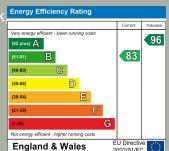
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuati 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.



60 - 64 Market Place, Market Weighton, York, Energy Efficiency Ratio YO43 3AL 01430 874000

mw@clubleys.com



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.



21, Beales Close, Market Weighton, YO43 3RU 25% Shared Ownership £49,375



Shared ownership, modern living, a south-facing garden, and a good-sized sitting room with dining area, this home has everything you're looking for! This well-presented three-bedroom semi-detached property is available through a shared ownership scheme, offering a 25% share to provide an affordable way to take that exciting first step onto the property ladder. There's also the option to purchase the full freehold share for £197,500. The the first floor. At the front of the home is a modern kitchen, while to the rear, the light and airy sitting room with dining space opens out to the south-facing garden. Upstairs offers three bedrooms and a family bathroom. Outside, the rear garden is attractively sectioned with paved and gravelled areas, a small fence and gate leading to a lawned garden, all with fenced boundaries and side gated access. To the front, there is parking for Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



ZOOPLO



Tenure: Leasehold
East Riding of Yorkshire Council
Band: C

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs leading to first floor accommodation.

WC

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

KITCHEN

3.36m x 2.81m (11'0" x 9'2")

Fitted with range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric oven and hob. Plumbing for automatic washer, plumbing for dishwasher, cupboard housing wall mounted gas fired central heating boiler. Radiator, recessed ceiling lights, extractor fan.

SITTING ROOM

4.36m x 4.36m max (14'3" x 14'3" max)
Television point, radiator, fitted cupboard. PVC French doors with side glass panels leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

4.15m x 2.40m (13'7" x 7'10") Radiator.

BEDROOM TWO

3.60m x 2.40m (11'9" x 7'10") Radiator.

BEDROOM THREE

2.76m x 1.89m (9'0" x 6'2") Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin with tiled splashback. Chrome ladder style towel radiator, partially tiled walls, recessed ceiling lights, extractor fan.

OUTSIDE

Outside, the rear garden is attractively sectioned with paved and gravelled areas, a small fence and gate

leading to a lawned garden, all with fenced boundaries and side gated access. To the front, there is parking for two cars.

ADDITIONAL INFORMATION

We have been advised that, based on a 25% shared ownership, the monthly rent payment would be £413.95, with an additional service charge of £7.00 per month. Alternative ownership percentages can be discussed during the financial assessment. Please note that these charges are in addition to any mortgage payments and will be confirmed by your Solicitor. There is also the option to purchase the full freehold interest for £197,500. All interested parties must check their eligibility for purchase by contacting Vico Homes Homebuy Department on 01977 788830.

SERVICES

Mains gas, electricity, drainage and water.

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/broadbandcoverage. 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.











