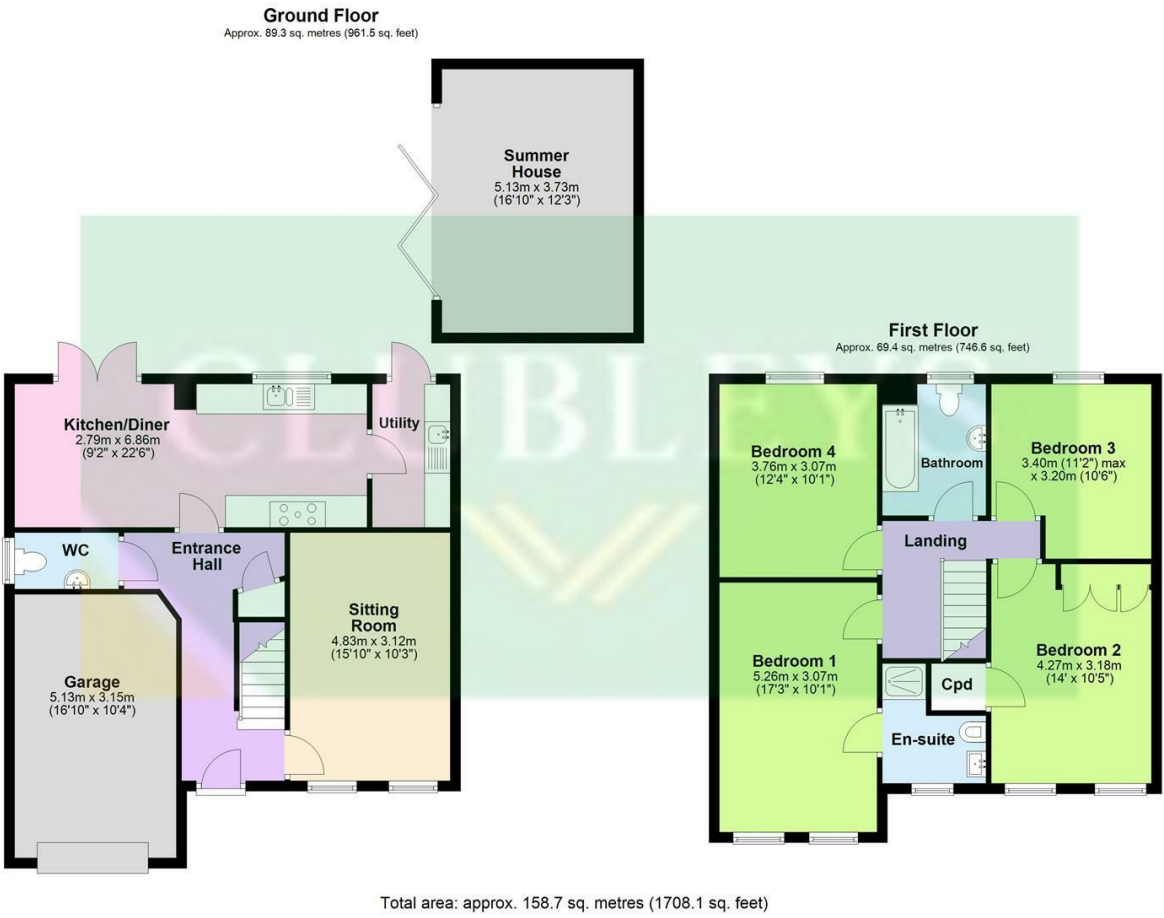




7, Medforth Street,
Market Weighton, YO43 3FF
Offers Over £330,000



Located at the end of a cul-de-sac, this stylish and modern four-bedroom detached family home boasts generous bedrooms, a boutique-style en-suite, and a beautifully private rear garden complete with a versatile 16ft x 10ft summer house, perfect as a home office, gym, or relaxing retreat. The spacious and welcoming entrance hall sets the tone, with a handy cloakroom/WC off. A lovely sitting room sits to the front, while the heart of the home is the impressive kitchen/diner at the rear, overlooking the garden and ideal for entertaining. A separate utility adds practicality. Upstairs, all four bedrooms are an excellent size, with the standout being the main bedroom featuring a hotel-inspired en-suite. Outside, the rear garden offers a real sense of privacy with lawn, paved seating area, and gated side access. The front provides a lawned area and driveway parking for two, leading to the garage.

Don't miss out on this fantastic family home, contact us today to arrange a viewing!
Tenure: Freehold. East Riding of Yorkshire Council BAND: D.

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

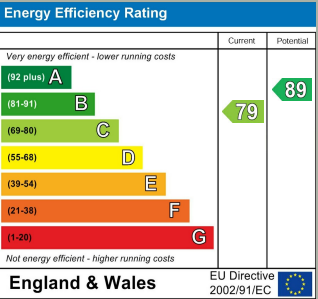
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs leading to first floor.

WC

Two piece white suite comprising low flush WC and pedestal wash hand basin, radiator.

SITTING ROOM

4.83 x 3.21 (15'10" x 10'6")

Part panelled walls, T.V. aerial point, radiator, power points.

KITCHEN/DINER

6.86 x 2.79 (22'6" x 9'1")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, gas hob, electric oven, extractor hood over, integrated fridge/freezer, Amtico flooring, power points, radiator, french doors to garden.

UTILITY

2.79 x 1.52 (9'1" x 4'11")

Fitted with wall and base units comprising single bowl stainless steel sink, plumbing for washing machine, dishwasher.

FIRST FLOOR

LANDING

MASTER BEDROOM

5.26 x 3.07 (17'3" x 10'0")

Fitted wardrobes, part panelled walls, fitted wall lights, power points, radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, wall hung W.C., wall hung wash hand basin, fully tiled walls, tiled floor, heated towel rail.

BEDROOM TWO

2.46m x 3.18m (8'1" x 10'5")

Power points, radiator, fitted wardrobe.

BEDROOM THREE

3.40 x 3.20 (11'1" x 10'5")

Power points, radiator, fitted wardrobe.

BEDROOM FOUR

3.76 x 3.07 (12'4" x 10'0")

Power points, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, part panelled walls,

OUTSIDE

Outside, the rear garden offers a real sense of privacy with lawn, paved seating area, and gated side access. The 16ft x 10ft summer house adds a fantastic multi-functional space. The front provides a lawned area and driveway parking for two, leading to the garage. Shed storage and large bin area.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

Under the estate agent act 1979, the owner is a relative of a CLUBLEYS employee.

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.

