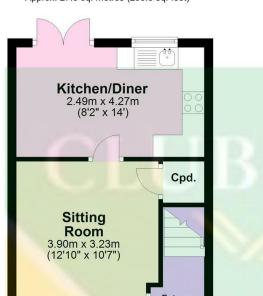
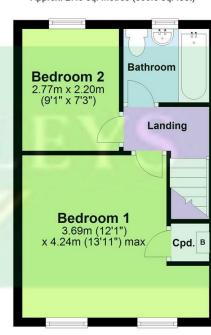
# **Ground Floor**

Approx. 27.8 sq. metres (298.8 sq. feet)



# **First Floor**

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.7 sq. feet)

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

FREE VALUATIONS FOR SALE

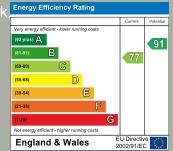
If you are considering selling or letting your property, we offer a free, no obligation valuatic service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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 poin 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 Energy Efficiency Rating YO43 3AL 01430 874000

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contract. Interioring purchasers or tenants should not rely on them as statements or representation or fact, but must satisfy themselves by inspectic heir 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.



7, Cornelius Walk, Market Weighton, YO43 3NZ £187,500



Light and airy throughout, this immaculate two-bedroom mid-terrace home has been upgraded to an exceptional standard, with every detail carefully considered. The stylish sitting room features a beautiful bay window and a recently installed fire, while the stunning kitchen/diner boasts modern integrated appliances and patio doors leading to the sun-drenched, west-facing garden, a true highlight of the home. Upstairs, two wellproportioned bedrooms and a contemporary bathroom complete the space, all enhanced by recent upgrades, including a new kitchen, bathroom, flooring, internal doors, radiators, and fresh décor throughout. With parking your viewing today!

Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



ZOOPLO



Tenure: Freehold East Riding of Yorkshire Council Band: B

# clubleys.com

# THE ACCOMMODATION COMPRISES

### **ENTRANCE HALL**

Front entrance door, radiator, stairs to first floor.

# SITTING ROOM

3.90 x 3.23 (12'9" x 10'7")

Electric fire with wooden surround and mantle, bay window to front, T.V. aerial point, understairs cupboard, ceiling coving.

# KITCHEN/DINER

2.49 x 4.27 (8'2" x 14'0")

Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, electric oven and hob, induction hob, extractor over, integrated washing machine, integrated fridge/freezer, integrated wine cooler and integrated microwave, part tiled walls, ceiling coving, traditional radiator, patio doors to garden.

### FIRST FLOOR ACCOMMODATION

### **LANDING**

Access to loft space, partially boarded.

### **BEDROOM ONE**

3.69 x 4.24 (12'1" x 13'10")

T.V. aerial point, cupboard housing wall mounted gas fired central heating boiler, radiator.

# **BEDROOM TWO**

2.77 x 2.20 (9'1" x 7'2") Radiator.

# **BATHROOM**

Three piece suite comprising panelled bath, rainfall shower over, shower screen, wash hand basin, drawer under, low flush W.C., part tiled walls, chrome heated towel rail, extractor.

# **OUTSIDE**

Outside, the low-maintenance rear garden is predominantly paved with fenced boundaries and gated rear access, enjoying a westerly facing aspect, while the front of the property offers convenient parking.

### **ADDITIONAL INFORMATIONI**

### **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/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.

