

**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

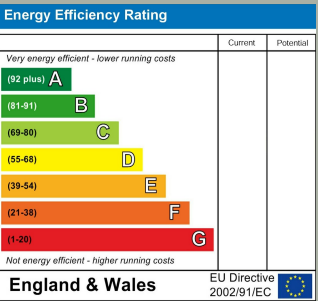
**FREE VALUATIONS FOR SALE**  
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**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.

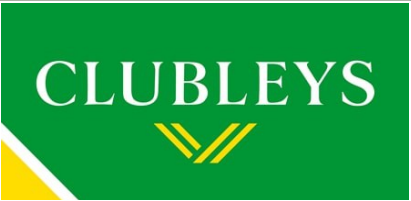


60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
mw@clubleys.com  
www.clubleys.com



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.



20, Ash Grove,  
Market Weighton, YO43 3DY  
£220,000



This beautifully extended three-bedroom end-terrace home offers spacious and versatile living, perfect for modern family life. Finished to an exceptional standard, it features a stylish kitchen with an island breakfast bar, a cosy sitting room with a feature fireplace, and a fantastic garden room, an ideal extra living space. Upstairs, three generous bedrooms include a superb principal with en-suite, complemented by an immaculate family bathroom. Outside, the landscaped rear garden boasts a paved seating area, lawn, fenced boundaries, and gated side access, while the block-paved driveway provides ample parking. With its space, style, and superb layout, this exceptional home won't be around for long, book your viewing today!

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



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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC Front entrance door, radiator, stairs to first floor accommodation, luxury vinyl tiles.

### CLOAKROOM/WC

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

### KITCHEN/DINER

3.56m x 3.00m (11'8" x 9'10")

Fitted with a range of wall and base units comprising work surfaces, ceramic inset sink unit, range cooker with extractor hood over. Plumbing for automatic washer, breakfast bar island. Partially tiled walls, recessed ceiling lights.

### SITTING ROOM

4.68m x 3.57m (15'4" x 11'8")

Double doors leading to garden room, radiator, television point.

### GARDEN ROOM

3.59m x 2.62m (11'9" x 8'7")

French doors to rear garden, radiator, Karndean flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

Radiator.

### BEDROOM ONE

3.21m x 2.69m (10'6" x 8'9")

Access to loft space, radiator.

### EN-SUITE

Three piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback and step in shower cubicle. Laminate flooring, partially tiled walls, heated towel radiator.

### BEDROOM TWO

3.01m x 2.58m (9'10" x 8'5")

Radiator.

### BEDROOM THREE

3.61m x 1.89m (11'10" x 6'2")

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath, low flush WC and pedestal wash hand basin with tiled splashback. Partially tiled walls, laminate flooring, heated towel radiator.

### OUTSIDE

Outside, the rear garden enjoys a paved seating area leading onto a lawned space with fenced boundaries, a garden shed, and gated side access. The block-paved driveway to the front provides ample parking.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, gas and electric.

### 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.

