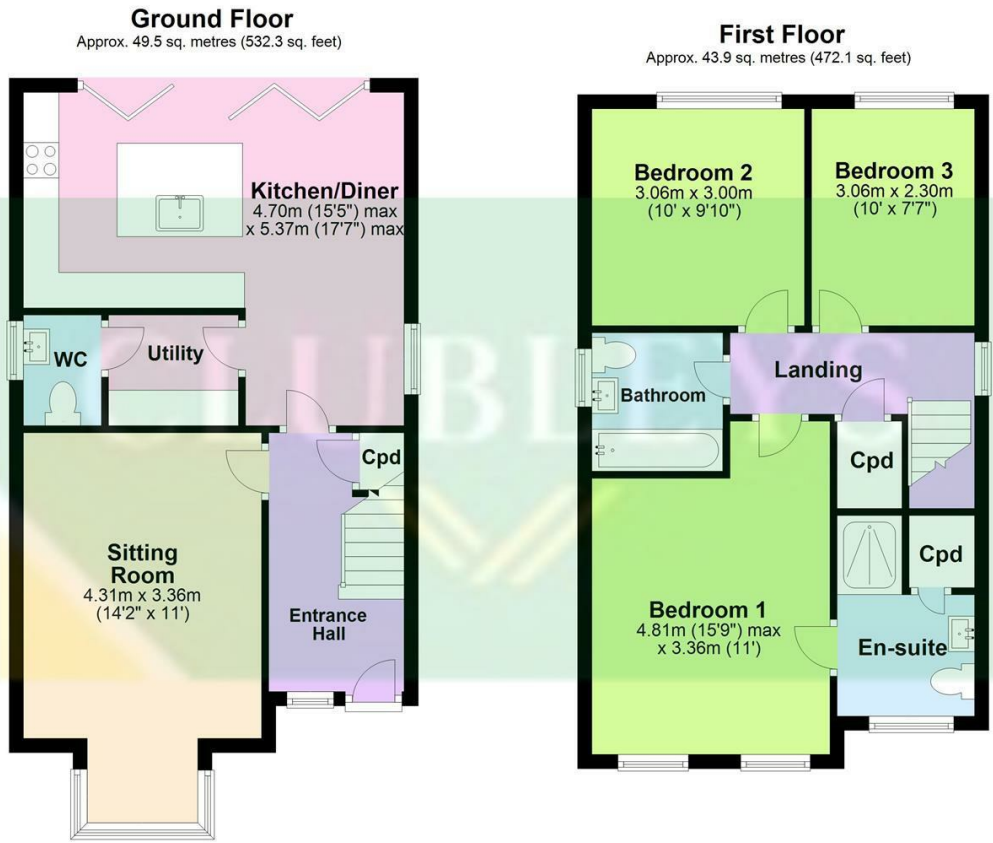




12, Cavendish Drive,
Market Weighton, YO43 3GY
Offers Over £295,000



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.

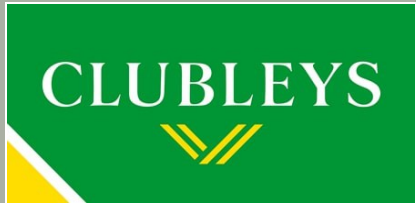
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

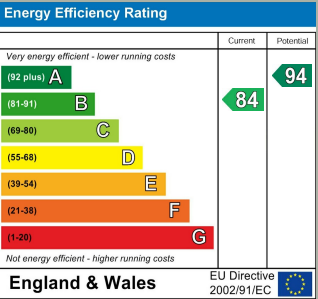
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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.

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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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.

Stylish, contemporary, and tucked away in a private corner of a desirable small development, this three-bedroom detached home offers generous living space perfect for modern family life. Step inside to discover a welcoming entrance hall, a spacious sitting room with a bay window, and a stunning open-plan kitchen complete with integrated appliances, an island unit, and bi-folding doors opening onto the rear garden, ideal for entertaining. A utility room and downstairs WC add practicality, while upstairs you'll find three good-sized bedrooms, including a main bedroom with en-suite, and a sleek family bathroom. Outside, enjoy a lawned rear garden with patio and planting, along with a low-maintenance front garden, block-paved driveway, and garage. This home truly stands out, book your viewing today and experience it for yourself!

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor accommodation and under stairs cupboard.

SITTING ROOM

4.31m x 3.36m (14'1" x 11'0")

Bay window to the front elevation, radiator, recessed ceiling lighting.

KITCHEN/DINER

4.70m x 5.37m (15'5" x 17'7")

Fitted with range of wall and base units comprising work surfaces, induction hob with extractor hood over, eye level oven and microwave, integrated fridge/freezer, integrated dishwasher, island unit with stainless steel sink unit, breakfast bar. Tiled flooring, recessed ceiling lighting, radiator, bi-folding doors to the garden.

UTILITY

Fitted with base units comprising work surfaces, plumbing for automatic washing machine, tiled flooring.

WC

Two piece white suite comprising low flush WC, wash hand basin with cupboard under, tiled flooring, radiator and recessed ceiling lighting.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator, airing cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

4.81m x 3.36m (15'9" x 11'0")

Radiator.

EN-SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin with cupboard underneath, fitted cupboard, vertical heated towel rail, tiled flooring, recessed ceiling lighting.

BEDROOM TWO

3.06m x 3.00m (10'0" x 9'10")

Radiator,

BEDROOM THREE

3.06m x 2.30m (10'0" x 7'6")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, wash hand basin with cupboard underneath, low flush WC, fully tiled walls, recessed ceiling lighting, tiled flooring, vertical heated towel rail.

OUTSIDE

Outside, enjoy a lawned rear garden with patio and mature planting, along with a low-maintenance front garden, block-paved driveway, and garage..

GARAGE

Up and over door, power and light, side personal door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

