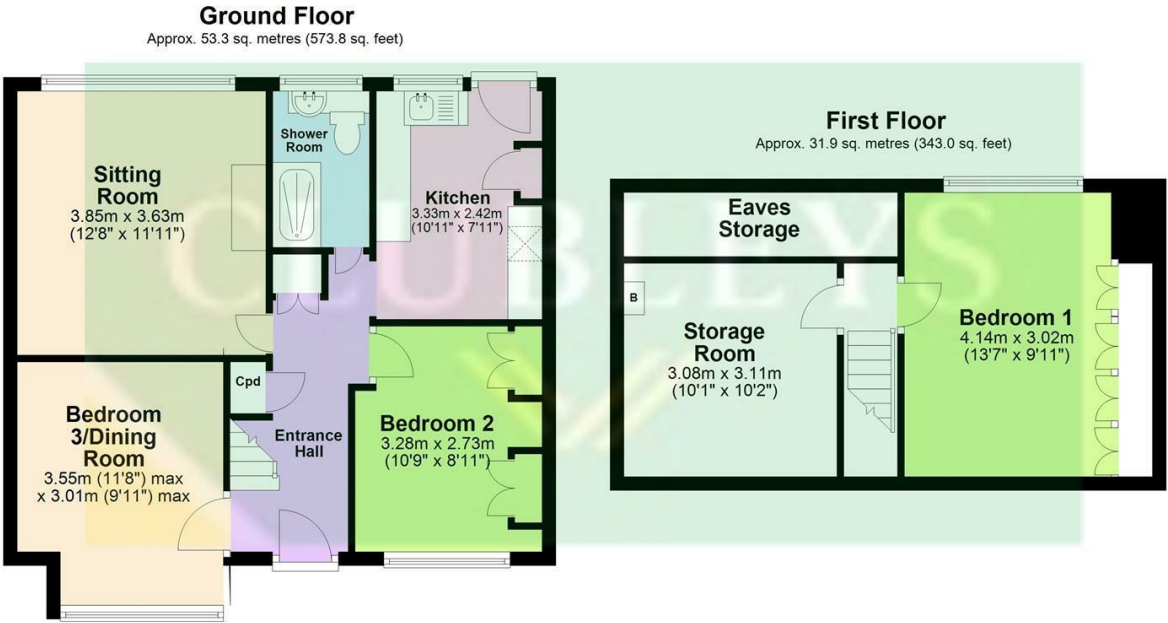




4, Wold Avenue,  
Market Weighton, YO43 3DH  
£160,000



Total area: approx. 85.2 sq. metres (916.7 sq. feet)

**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.

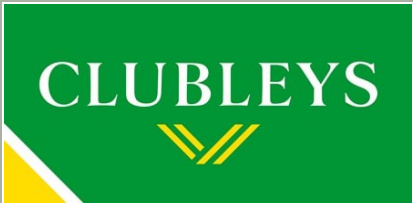
**MATERIAL INFORMATION**

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.

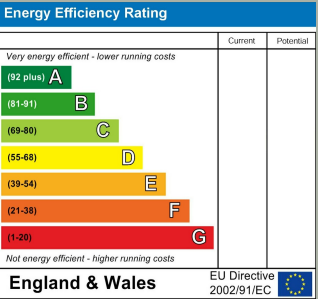
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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  
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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.



A double-fronted three-bedroom mid-terrace bungalow offered with no onward chain, providing well-proportioned accommodation with scope to update. The property includes an entrance hall with stairs to the first floor, a spacious sitting room to the rear overlooking the garden, a kitchen, and a downstairs shower room. There are two bedrooms at the front, one with fitted wardrobes, and a further double bedroom upstairs, along with an additional room ideal for storage and housing the boiler. Outside, the rear garden is laid to lawn with a variety of shrubs and flowers, and there is a garage accessed from the rear. The front garden is lawned with a low brick wall and gate.

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



[www.clubleys.com](http://www.clubleys.com)



**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

PVC front entrance door, telephone point, radiator, fitted cupboard, stairs to first floor, cupboard under.

**SITTING ROOM**

3.85 x 3.63 (12'7" x 11'10")

Gas fire set in matching inset and hearth and mantle, brick surround, T.V. aerial point, dado rail, ceiling coving, radiator.

**KITCHEN**

3.33 x 2.42 (10'11" x 7'11")

Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, radiator, PVC rear entrance door.

**BEDROOM 2**

3.28 x 2.73 (10'9" x 8'11")

Fitted wardrobes to one wall, central drawers, radiator.

**BEDROOM 3/DINING ROOM**

3.55 x 3.01 (11'7" x 9'10")

Radiator, ceiling coving.

**SHOWER ROOM**

Three piece suite comprising walk in shower, wash hand basin and low flush W.C., set in vanity unit, chrome heated towel rail, extractor, fully tiled walls, ceiling coving.

**FIRST FLOOR ACCOMMODATION****BEDROOM 1**

4.14 x 3.02 (13'6" x 9'10", 6'6")

Fitted cupboards to one wall.

**STORAGE**

3.08 x 3.11 (10'1" x 10'2")

Wall mounted gas fired central heating boiler.

**OUTSIDE**

Outside, the rear garden is laid to lawn with a variety of shrubs and flowers, and there is a garage accessed from the rear. The front garden is lawned with a low brick wall and gate.

**ADDITIONAL INFORMATION**

We have been informed by the sellers that the upstairs bedroom was converted in 1972, and that

planning permission and building regulations approval were obtained at the time. However, due to the historic nature of the works, we have not seen documentary evidence of this.

**SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No Appliances have been tested by the Agent.

