



#### 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  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



12, Manor Fields,  
Market Weighton, YO43 3JW  
£365,000



Located within a sought-after development in a designated conservation area of the town, this spacious and well-maintained three-storey detached family home, built in 2011, offers generous accommodation including two en-suites, a large sitting room overlooking the peaceful rear garden, and a recently added garden room providing valuable extra living space. The property boasts four good-sized bedrooms, with the main bedroom occupying the entire second floor and featuring fitted wardrobes, Velux windows, and an en-suite shower room. The ground floor comprises a welcoming entrance hall with cloakroom/WC, a modern fitted kitchen/diner with access to a utility room, and the impressive sitting room stretching across the rear of the home. On the first floor are three further bedrooms, one with an en-suite, and a family bathroom. Outside, there is gated access to a generous block-paved driveway and a detached garage, while the rear garden is mainly laid to lawn with fenced boundaries, a paved seating area, garden shed, and established shrubs.

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

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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, radiator, telephone point, engineered oak flooring, recessed ceiling lights, stairs to first floor, cupboard under.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled floor, extractor, radiator, recessed ceiling lights.

### KITCHEN/DINER

5.76 x 2.61 (18'10" x 8'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, two ovens, 5 ring gas hob, extractor hood over, integrated dishwasher, recessed ceiling lights, tiled floor, radiator.

### UTILITY

Fitted wall and base units comprising work surfaces, single drain stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, chrome heated towel rail, tiled floor, recessed ceiling lights, PVC rear entrance door.

### SITTING ROOM

4.36 x 6.46 (14'3" x 21'2")

Coal effect gas fire, marble effect inset and hearth, wooden surround and mantle, T.V. aerial point, radiator, PVC french doors to rear garden.

### GARDEN ROOM

Pitched ceiling, tiled floor, PVC french doors to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Recessed ceiling lights, radiator.

#### BEDROOM 2

5.90 x 4.42 (19'4" x 14'6")

Telephone point, two radiators.

#### EN-SUITE SHOWER ROOM

Three piece suite comprising corner shower, low flush W.C., wash hand basin, drawers under, chrome heated towel rail, extractor, tiled floor, part shower boarding, recessed ceiling lights.

#### BEDROOM THREE

4.34 x 3.12 (14'2" x 10'2")

Radiator.

#### BEDROOM FOUR

2.55 x 3.22 (8'4" x 10'6")

Radiator.

#### BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, extractor, recessed ceiling lights, chrome heated towel rail, tiled floor.

### SECOND FLOOR ACCOMMODATION

#### LANDING

#### BEDROOM ONE

6.02 x 3.64 (19'9" x 11'11")

Fitted wardrobes to one wall, two radiators, recessed ceiling lights, access to loft space, fitted cupboard, two velux windows.

#### EN-SUITE SHOWER ROOM

Three piece suite comprising corner shower, was hand basin, sink over vanity unit, low flush W.C., part shower boarding, tiled floor, chrome heated towel rail, recessed ceiling lights, velux window, cupboard housing hot water cylinder.

#### OUTSIDE

Outside, there is gated access to a generous block-paved driveway and a detached garage, while the rear garden is mainly laid to lawn with fenced boundaries, a paved seating area, garden shed, and established shrubs.

#### GARAGE

Up and over door, power and light.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage.

#### APPLIANCES

No Appliances have been tested by the Agent.

