

Total area: approx. 68.8 sq. metres (740.2 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 (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.

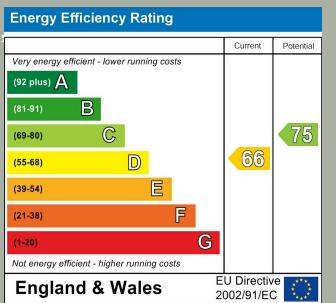
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



Offered to the market with no onward chain, this well-maintained two bedroom first floor flat boasts generously proportioned rooms, off-street parking, and excellent potential for modernisation, making it an exciting opportunity for first-time buyers, investors or those looking to add their own personal touch. The accommodation comprises a private entrance with stairs leading to the first floor, a welcoming inner hallway, a spacious sitting room, a functional kitchen, two comfortable bedrooms, and a well-appointed shower room. Outside, the property benefits from a side driveway providing ample off-street parking, and has access to a communal lawned front garden and rear garden. The flat is Leasehold with 95 years remaining on the lease, offering peace of mind for years to come. Early viewing is recommended to appreciate the potential and space on offer, call the office today to arrange your appointment. Tenure: Freehold. East Riding of Yorkshire Council BAND: A



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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Pvc front entrance door, ceiling coving.

INNER HALLWAY

Laminate flooring, recessed ceiling lights, fitted cupboard.

SITTING ROOM

3.94m x 4.41m (12'11" x 14'5")
Coal-effect gas fire with a marble-effect inset and hearth, wooden surround, and back boiler. Ceiling coving and a radiator.

KITCHEN

3.85m x 3.12m (12'7" x 10'2")
Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor hood over, 1.5 bowl stainless steel sink unit, plumbing for automatic washer, fitted cupboard housing hot water cylinder, laminate flooring, part tiled walls, extractor fan, ceiling coving, radiator.

BEDROOM 1

3.94m x 3.17m (12'11" x 10'4")
Fitted wardrobe to one wall, ceiling coving, radiator.

BEDROOM 2

2.86m x 3.63m (9'4" x 11'10")
Fitted wardrobe to one wall, ceiling coving, radiator, fitted cupboard.

SHOWER ROOM

Three piece light coloured suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, radiator, ceiling coving, extractor fan.

OUTSIDE

Outside, the property benefits from a side driveway providing ample off-street parking, and has access to a communal lawned front garden and rear garden.

ADDITIONAL INFORMATION

The vendors have advised us of the following service charge of £70.98 per annum and Ground Rent of £10 per annum. The lease commenced in 1995 and is 125 years. (All to be confirmed by a solicitor)

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

