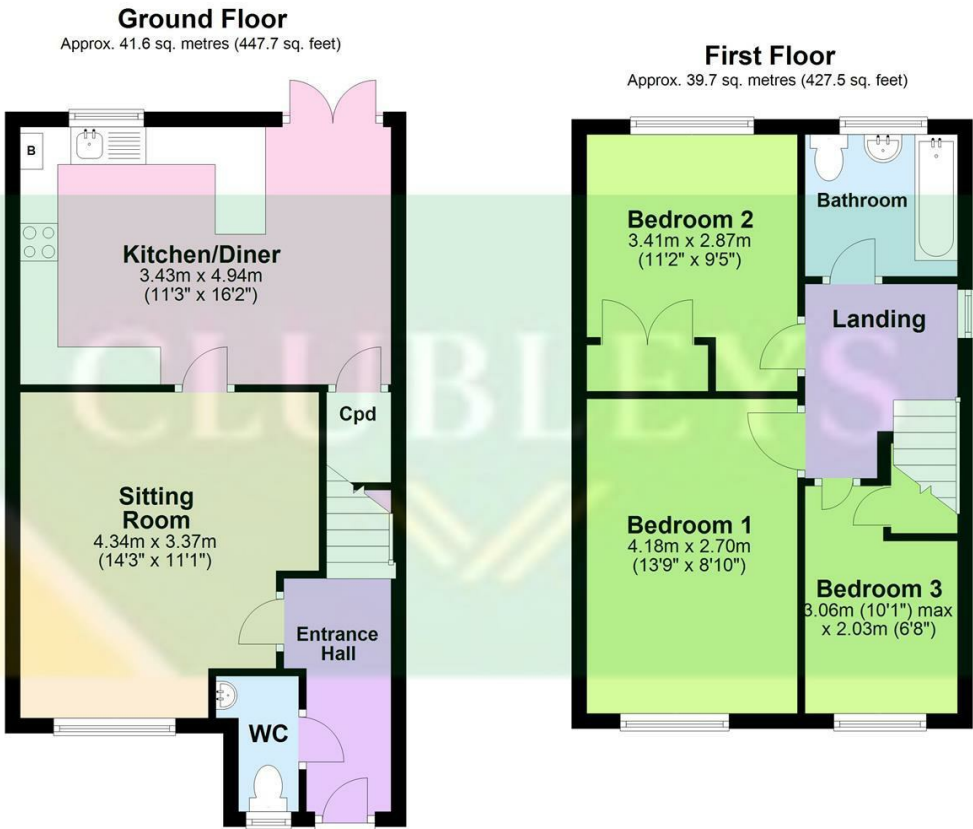




30, Butler Drive,
Market Weighton, YO43 3FT
£230,000



Total area: approx. 81.3 sq. metres (875.2 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.

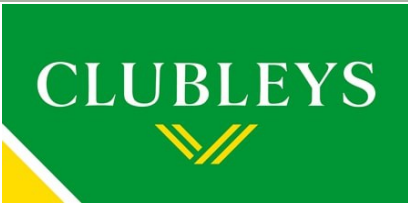
MATERIAL INFORMATION

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 (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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.



This beautifully presented three-bedroom semi-detached home is located on the outskirts of Market Weighton and has been lovingly maintained by the current owners since new. Modern throughout and ready to move into, the property offers a welcoming entrance hall, WC, stylish sitting room with a media wall and electric fire, and a spacious kitchen diner with French doors opening to a stunning south-facing rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The garden is a true highlight, featuring a suntrap paved patio, artificial lawn, bark borders with mature trees, and a cosy bar area complete with a log burner, perfect for entertaining. At the front, there is a low-maintenance garden with raised beds, along with a driveway positioned to the side leading to a store (formerly a garage). This turn-key home has been tastefully upgraded and is ideal for those seeking modern living in a peaceful setting, early viewing is highly recommended.

East Riding of Yorkshire Council Band C, Tenure Freehold.

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www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, stairs to first floor, luxury vinyl tiling in herringbone style, vertical radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin set in vanity unit, splash back tiled floor, radiator,

SITTING ROOM

4.34 x 3.37 (14'2" x 11'0")

Media wall, decorative fire, luxury vinyl tiling in herringbone style, radiator.

KITCHEN/DINER

3.43 x 4.94 (11'3" x 16'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, integrated fridge/freezer, eye level electric oven, gas hob, extractor hood, part tiled walls, tiled floor, recessed ceiling lights, plumbing for automatic washing machine, plumbing for dishwasher, fitted cupboard housing gas fired central heating boiler.

FIRST FLOOR

LANDING

Air conditioning unit, access to loft.

BEDROOM ONE

4.18 x 2.70 (13'8" x 8'10")

T.V. aerial point, radiator.

BEDROOM TWO

3.41 x 2.87 (11'2" x 9'4")

Fitted wardrobes to one wall, T.V. aerial point, radiator, luxury vinyl tiling in herringbone style.

BEDROOM THREE

3.06 x 2.14 (10'0" x 7'0")

Fitted cupboard, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, low flush W.C., wall hung wash hand basin, part tiled walls, extractor, recessed ceiling lights, tiled floor, chrome heated towel rail.

OUTSIDE

The south-facing rear garden is a true highlight,

featuring a suntrap paved patio, artificial lawn, bark borders with mature trees, and a cosy bar area complete with a log burner, perfect for entertaining. At the front, there is a low-maintenance garden with raised beds, along with a driveway positioned to the side.

GARAGE/STORE

Formerly the garage, the store has been fully plastered throughout and benefits from a personnel door, power, and lighting.

OUTSIDE BAR

Bar, power and light.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of around £200.00 per annum. However, this may be subject to change. Solicitors will confirm.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

