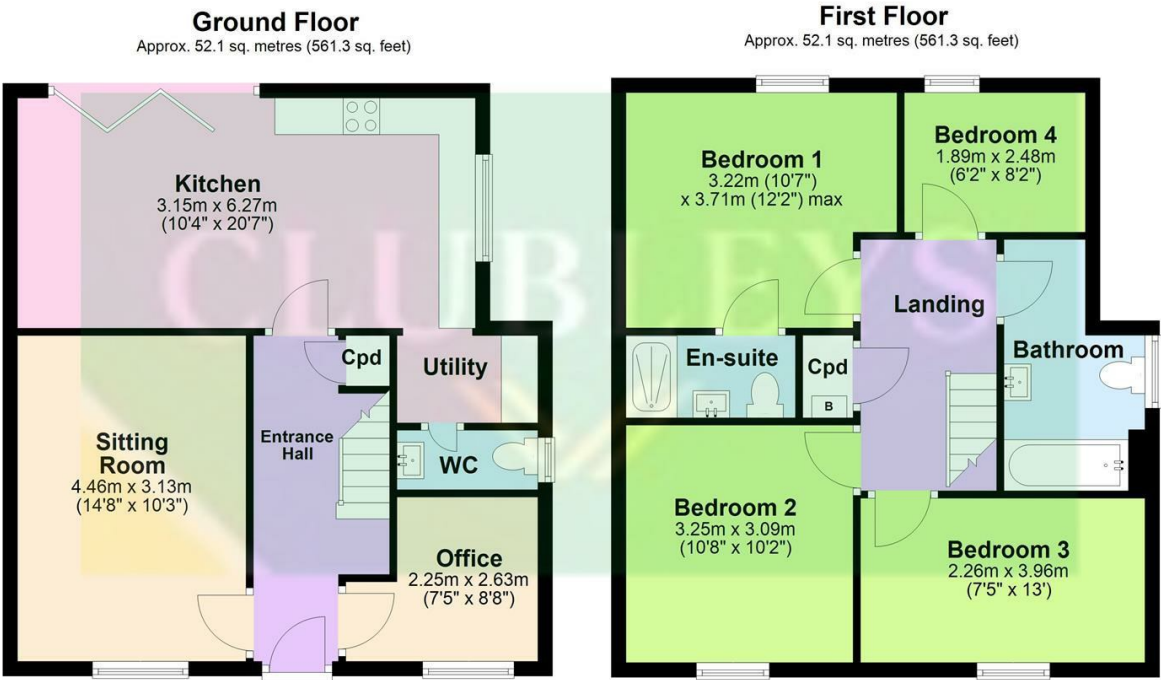




Kemp House 7a, Holme Road,
Market Weighton, YO43 3EQ
£285,000



Total area: approx. 104.3 sq. metres (1122.6 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.

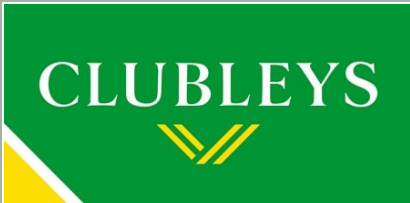
MATERIAL INFORMATION

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.

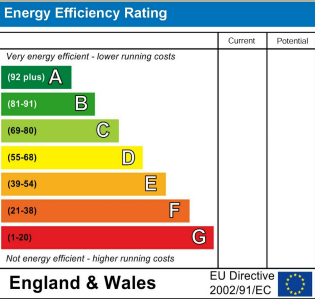
MORTGAGES

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.



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.



This impressive double-fronted detached family home offers spacious and stylish living, perfect for modern family life. At the heart of the property is a stunning full-width kitchen diner with bi-fold doors opening onto a sunny, enclosed rear garden, ideal for entertaining and everyday living. The generous ground floor also features a welcoming entrance hall, a comfortable sitting room, a separate office, a utility room, and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, along with a large, contemporary family bathroom. Outside, the property benefits from side-gated access to the private lawned garden and off-road parking to the side. This well-appointed home combines space, functionality, and charm in equal measure.
Tenure Freehold. East Riding of Yorkshire Council BAND: E

rightmove

www.clubleys.com

zoopla

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate wood flooring, stairs to first floor, cupboard under, under floor heating.

SITTING ROOM

4.46 x 3.13 (14'7" x 10'3")

T.V. aerial point, under floor heating.

OFFICE

2.25 x 2.63 (7'4" x 8'7")

Under floor heating.

KITCHEN

3.15 x 6.27 (10'4" x 20'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, plumbing for dishwasher, recessed ceiling lights, laminate wooden flooring, under floor heating.

UTILITY

Plumbing for automatic washing machine, work surfaces, laminate wooden flooring, under floor heating.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, heated towel rail.

LANDING**BEDROOM ONE**

3.22 x 3.71 (10'6" x 12'2")

Radiator.

BEDROOM TWO

3.25 x 3.09 (10'7" x 10'1")

Radiator.

BEDROOM THREE

2.26 x 3.96 (7'4" x 12'11")

Radiator.

BEDROOM FOUR

1.89 x 2.48 (6'2" x 8'1")

Radiator.

BATHROOM

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

OUTSIDE

Outside, the property benefits from side-gated access to the private lawned garden and off-road parking to the side.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

