



13, Hill Rise,
Market Weighton, YO43 3JX
£325,000



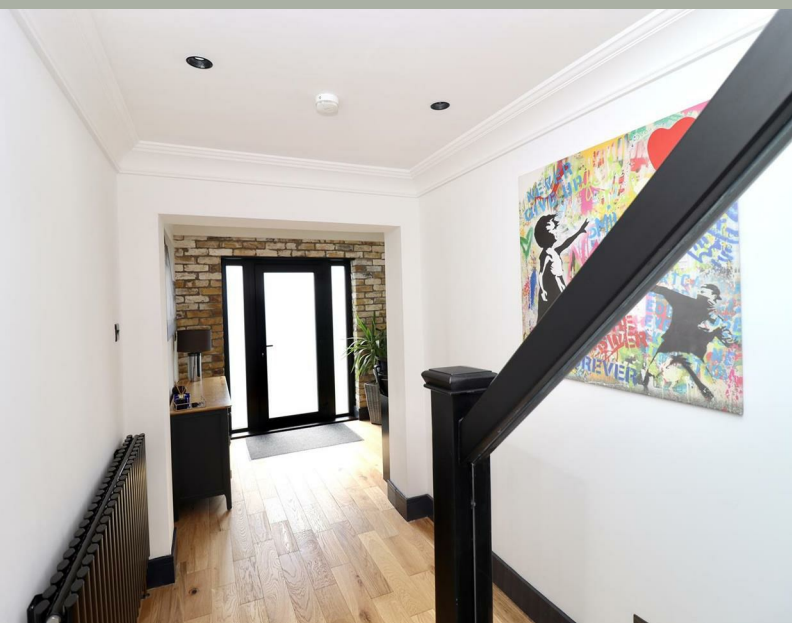
ABOUT THE PROPERTY

****VIDEO TOUR****

An exceptional and individualised three-bedroom detached family home, beautifully extended and fully modernised throughout, set in a sought-after location and offering stylish, contemporary living, with the added benefit of NO ONWARD CHAIN. The heart of the home is a stunning open-plan space featuring a modern fitted kitchen with ample storage, generous workspace, and a breakfast bar, flowing into a spacious sitting room with floor-to-ceiling window, dining area, and two sets of French doors, one opening to a sunny BBQ and seating area, the other to the private rear garden. The ground floor also boasts an impressive extended entrance hall with stairs to the first floor. Upstairs offers three well-proportioned bedrooms, including a main bedroom with a sleek en-suite, and a modern family shower room currently under construction. Outside, the rear garden is laid to lawn and complemented by mature shrubs and trees, all enclosed by hedge and fence boundaries. The front garden is also lawned and features an additional gravelled parking area with a variety of established shrubs. A side driveway leads to a detached garage. The front is enclosed by a wall and two sets of double gates, providing both privacy and excellent kerb appeal, completing this unique offering. Early viewing is essential.

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







Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, brick feature wall, wood flooring, recessed ceiling lights. Stairs to first floor accommodation, radiator, ceiling coving.

OPEN PLAN KITCHEN

4.68m max x 5.92m max (15'4" max x 19'5" max)
Stylishly appointed with a range of contemporary wall and base units topped with quartz work surfaces, incorporating an inset sink unit. Integrated appliances include a downdraft induction hob and two eye-level electric ovens. There is plumbing for both a dishwasher and an automatic washing machine. A cupboard houses the gas-fired central heating boiler. Additional features include recessed ceiling lighting, a side entrance door, wood flooring, and a vertical radiator.

DINING AREA

2.69m x 2.92m (8'9" x 9'6")
Light-filled with two Velux roof windows and French doors leading to the rear garden. Finished with wood flooring and two vertical radiators, offering an ideal space for family dining or entertaining.

SITTING ROOM

3.44m x 4.04m (11'3" x 13'3")
A bright and inviting space with floor-to-ceiling PVC windows, ceiling coving, recessed lighting, and a vertical radiator. French doors open directly onto a barbecue area and the rear garden, perfect for entertaining.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, vertical radiator, recessed ceiling lights, ceiling coving.

BEDROOM ONE

3.46m x 3.40m (11'4" x 11'1")
Fitted wardrobe to one wall, radiator, ceiling coving.

ENSUITE SHOWER ROOM

Modern and Stylish three piece suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit. Partially tiled walls, recessed ceiling lights, tiled flooring, ladder style towel radiator.

BEDROOM TWO

3.32m x 3.08m (10'10" x 10'1")
Floor to ceiling PVC windows, recessed ceiling lights, vertical radiator, ceiling coving, fitted cupboard.

BEDROOM THREE

4.17m x 2.81m max (13'8" x 9'2" max)
Floor to ceiling PVC windows, recessed ceiling lights, radiator, ceiling coving.

BATHROOM

Currently being upgraded by the current owners to similar specification to the ensuite shower room.

OUTSIDE

Outside, the rear garden is laid to lawn and complemented by mature shrubs and trees, all enclosed by hedge and fence boundaries. The front garden is also lawned and features an additional gravelled parking area with a variety of established shrubs. A side driveway leads to a detached garage. The front is enclosed by a wall and two sets of double gates, providing both privacy and excellent kerb appeal.

GARAGE

Up and over door, power and light.

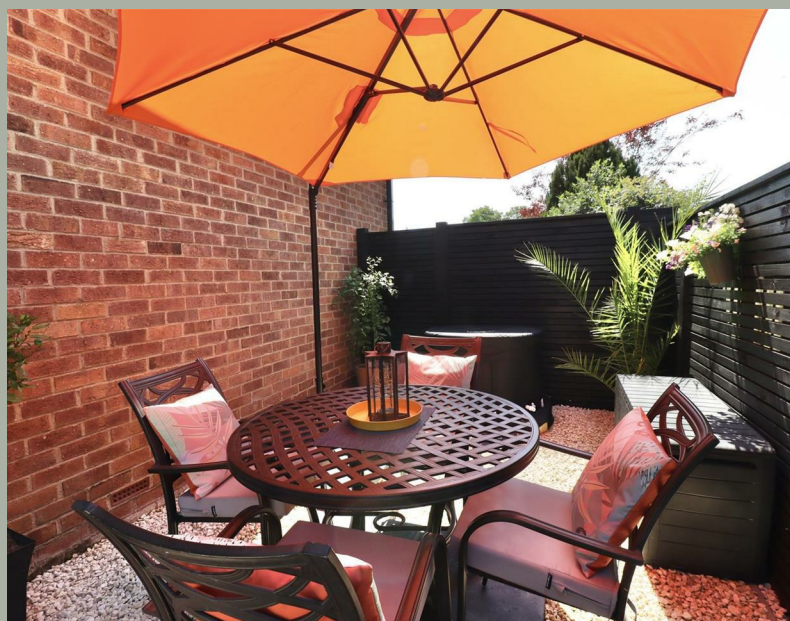
ADDITIONAL INFORMATION

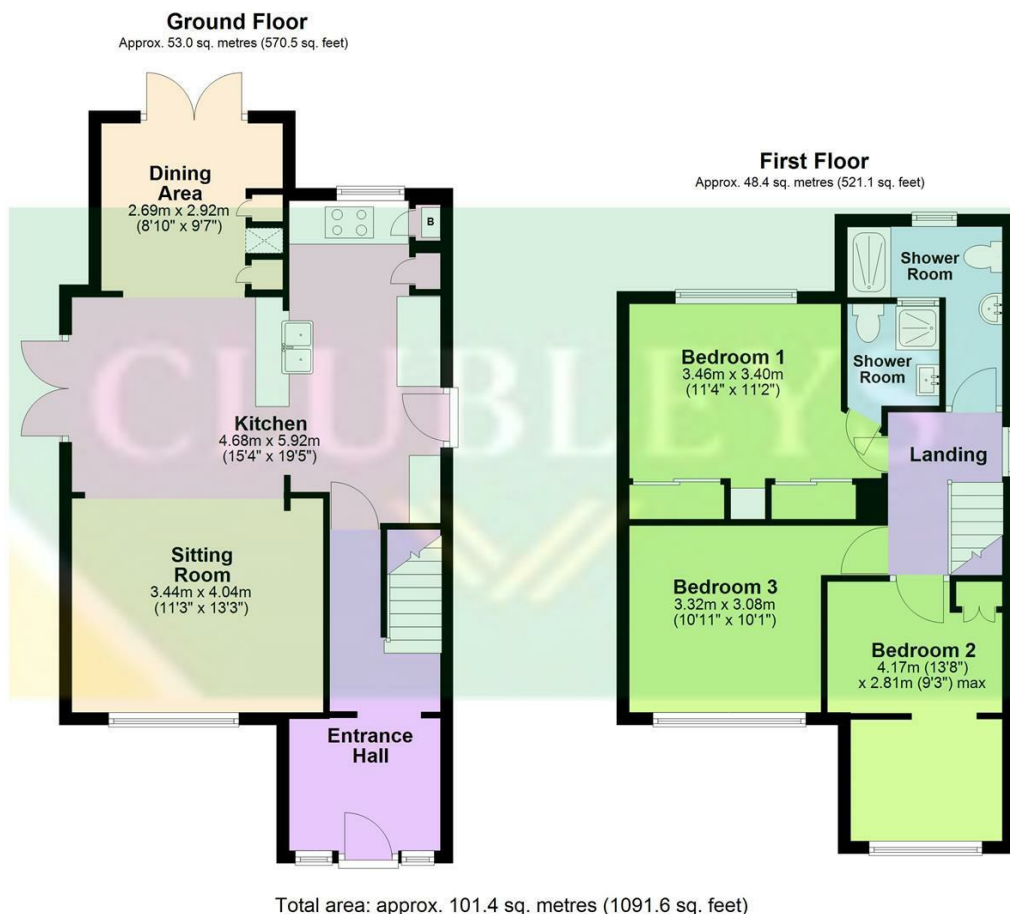
SERVICES

Mains gas, electricity, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.





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.

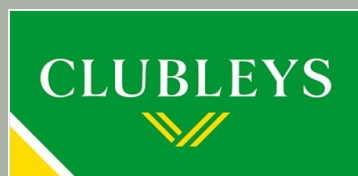
MORTGAGES

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.

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.



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		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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.