

**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>

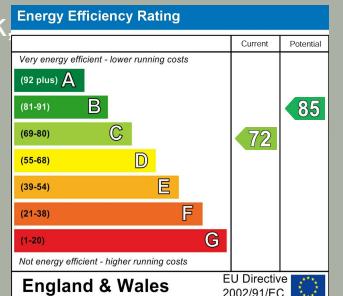
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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



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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.



Situated in a highly sought-after and rarely available location, this spacious three-bedroom semi-detached family home offers generously sized accommodation and attractive gardens, making it an ideal choice for families. The property features a dual-aspect sitting room with large patio doors opening onto the rear garden, a separate dining room, and a fitted kitchen. The entrance hall includes a downstairs WC and stairs leading to the first floor, where you'll find three well-proportioned bedrooms and a modern, fully tiled shower room. Outside, the rear garden boasts a raised paved seating area with steps down to a mainly lawned garden bordered by shrubs and fencing, with side gated access. The front garden is also lawned, and a gravel driveway leads to a detached garage, which has been extended at the rear to provide additional storage. Homes of this size and style are rarely available in the area, especially with such generous gardens. Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, stairs to first floor, laminate wood flooring, radiator.

### W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, access to roof space, laminate wood flooring.

### SITTING ROOM

6.09 x 3.71 (19'11" x 12'2")

Coal effect gas fire set in marble effect inset and hearth, wooden surround, T.V. aerial point, laminate wood flooring, ceiling coving, radiator, patio doors to garden.

### KITCHEN

3.85 x 3.49 (12'7" x 11'5")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, double NEFF oven, electric hob, extractor hood over, plumbing for automatic washing machine, fitted cupboard, part tiled walls, laminate wood flooring, vertical radiator, PVC rear entrance door,

### DINING ROOM

4.25 x 2.48 (13'11" x 8'1")

Laminate wood flooring, ceiling coving, radiator.

### FIRST FLOOR

#### LANDING

Access to loft space, radiator.

#### BEDROOM ONE

3.00 x 3.74 (9'10" x 12'3")

Fitted cupboard, ceiling coving, radiator.

#### BEDROOM TWO

4.12 x 2.51 (13'6" x 8'2")

Fitted cupboard, laminate wood flooring, radiator.

#### BEDROOM THREE

2.99 x 3.91 (9'9" x 12'9")

Ceiling coving, radiator.

#### SHOWER ROOM

Three piece suite comprising walk in shower, low flush W.C., wash hand basin set in vanity unit, fully tiled walls, tiled floor, recessed ceiling lights, vertical radiator.

### OUTSIDE

Outside, the rear garden boasts a raised paved seating area with steps down to a mainly lawned garden bordered by shrubs and fencing, with side gated access. The front garden is also lawned, and a gravel driveway leads to a detached garage, which has been extended at the rear to provide additional storage.

### GARAGE

Up and over door, power and light.

### STORE

Rear door.

### SERVICES

Mains water, electricity, gas and drainage.

### APPLIANCES

No Appliances have been tested by the Agent.

