



1, Finkle Court,
Market Weighton, YO43 3LZ
£415,000



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.

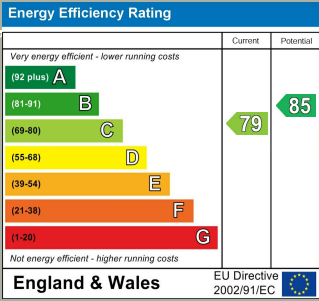
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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.

Situated in the heart of Market Weighton, this superb three-storey, five-bedroom family home offers spacious and versatile living with the benefit of no onward chain. The ground floor features a welcoming entrance hall, cloakroom, a comfortable lounge, and a stunning open-plan living/dining kitchen with doors opening to the side garden, ideal for family life and entertaining. The first floor offers three bedrooms, including one with an en-suite shower room, plus a stylish family bathroom, while the top floor boasts a generous bedroom with adjoining shower room and a further bedroom, perfect as a dressing room or home office, creating a luxurious master suite. Outside, there are gardens to the side and rear, a private driveway, and a single garage, all within walking distance of shops, schools, and an array of amenities. Tenure: Freehold. East Riding of Yorkshire Council Band: F.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, cupboard, laminate wood flooring, ceiling coving, radiator.

CLOAKROOM

Three piece suite comprising low flush W.C., hand basin, fitted vanity cupboard, extractor fan, laminate wood flooring, chrome heated towel rail.

SITTING ROOM

5.87m x 3.42m (19'3" x 11'2")

Fitted cupboards, laminate wood flooring, ceiling coving, two radiators.

DINING KITCHEN

6.47m x 5.07m max (21'2" x 16'7" max)

Fitted with a range of wall and base units, sink unit with mixer tap, quartz work surfaces, integrated oven, induction hob, integrated dishwasher, double doors to rear, recessed ceiling lights, laminate wood flooring, double radiator.

UTILITY

Sink unit with mixer tap, plumbing for washing machine, extractor fan, laminate wood flooring, storage cupboard, rear door, radiator.

FIRST FLOOR

LANDING

Fitted cupboard housing hot water cylinder, radiator.

BEDROOM TWO

3.31m x 4.00m max (10'10" x 13'1" max)

Fitted wardrobes and drawers to two walls, radiator.

EN SUITE

Three piece suite comprising low flush W.C., wash hand basin set on vanity unit, step in shower cubicle, large rainfall shower, wet wall panels, laminate wood flooring, extractor.

BEDROOM THREE

3.36m x 3.42m max (11'0" x 11'2" max)

Fitted wardrobes, radiator.

BEDROOM FOUR

2.96m x 3.42m max (9'8" x 11'2" max)

Fitted wardrobes, radiator.

BATHROOM

Three piece white suite comprising panel bath, wash hand basin and low flush W.C. set on vanity unit, wet wall panels, laminate wood flooring, extractor.

SECOND FLOOR

LANDING

Access to eaves storage.

BEDROOM ONE

4.34m x 3.76m max (14'2" x 12'4" max)

Fitted cupboard, access to eaves storage, velux, two radiators.

BEDROOM FIVE

2.37m x 3.28m (7'9" x 10'9")

Fitted cupboard to one wall, fitted desk with drawers to one wall, access to roof space, radiator.

SHOWER ROOM

Three piece suite comprising low flush W.C., hand basin set on vanity unit, step in shower cubicle, wet wall panels, extractor fan, laminate wood flooring, velux, chrome heated towel rail.

OUTSIDE

Outside, there are gardens to the side and rear, a private driveway and a single garage. EV charger connection.

GARAGE

Single garage with up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, drainage and water.

APPLIANCES

No appliances have been tested by the Agent.

