



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](mailto: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.

CLUBLEYS

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Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   | 84                      |           |
| (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.



Step inside this four-bedroom detached home, where modern comfort meets effortless style. The spacious entrance hall leads to a convenient WC and a bright, elegant sitting room flowing seamlessly into the dining area, with French doors opening onto the rear garden, perfect for indoor-outdoor living. The contemporary kitchen, fitted with integrated appliances, offers flexible space for a dining table or a cosy seating area, also opening directly to the garden. Upstairs, two of the four bedrooms benefit from en-suite facilities, complemented by a beautifully designed family bathroom. Outside, the rear garden provides a blank canvas for your personal touch, while the front is lawned with a tarmac driveway leading to an integral garage. This home combines practicality and sophistication in a prime location, ready for you to move in and enjoy.

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



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, fitted cupboard, radiator, stairs to first floor.

### W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, tiled splashback, radiator.

### SITTING ROOM

5.58m x 3.28m (18'3" x 10'9")

Telephone point, double doors to dining room, two radiators.

### KITCHEN/DINER

5.08m x 2.95m (16'7" x 9'8")

Fitted with a range of wall and base units, work surfaces, upstand, 1.5 bow stainless steel sink unit, chrome mixer taps, electric hob, eye level electric oven, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge and freezer, double doors to garden, radiator.

### DINING ROOM

2.95m x 2.95m (9'8" x 9'8")

Double doors to garden, radiator.

### FIRST FLOOR ACCOMMODATION

### LANDING

Access to roof space, fitted cupboard housing hot water cylinder, fitted cupboard, radiator.

### BEDROOM ONE

4.56m max x 3.33m (14'11" max x 10'11")

T.V. aerial point, radiator.

### EN-SUITE

Three piece suite comprising low flush W.C., wash hand basin, chrome mixer taps, step in shower cubicle, part tiled walls, radiator.

### BEDROOM TWO

4.17m x 2.90m (13'8" x 9'6")

Radiator.

### EN-SUITE

Three piece suite comprising low flush W.C., wash hand basin, mixer taps, step in shower cubicle, part tiled walls, radiator.

### BEDROOM THREE

3.11m x 2.71m (10'2" x 8'10")

Radiator.

### BEDROOM FOUR

3.13m x 2.57m (10'3" x 8'5")

Radiator.

### BATHROOM

Three piece suite comprising low flush W.C., wash hand basin, chrome mixer taps, panelled bath, chrome mixer tap, part tiled walls, radiator.

### OUTSIDE

Outside, the rear garden provides a blank canvas for your personal touch, while the front is lawned with a tarmac driveway leading to an integral garage.

### GARAGE

Up and over door, power and light, wall mounted gas fired central heating boiler.

### ADDITIONAL INFORMATION

The vendor informs us that there is currently around £150.00 per annum maintenance charge. This will be confirmed with Solicitors.

### SERVICES

Mains water, electricity, gas and drainage.

### APPLIANCES

No Appliances have been tested by the Agent.

