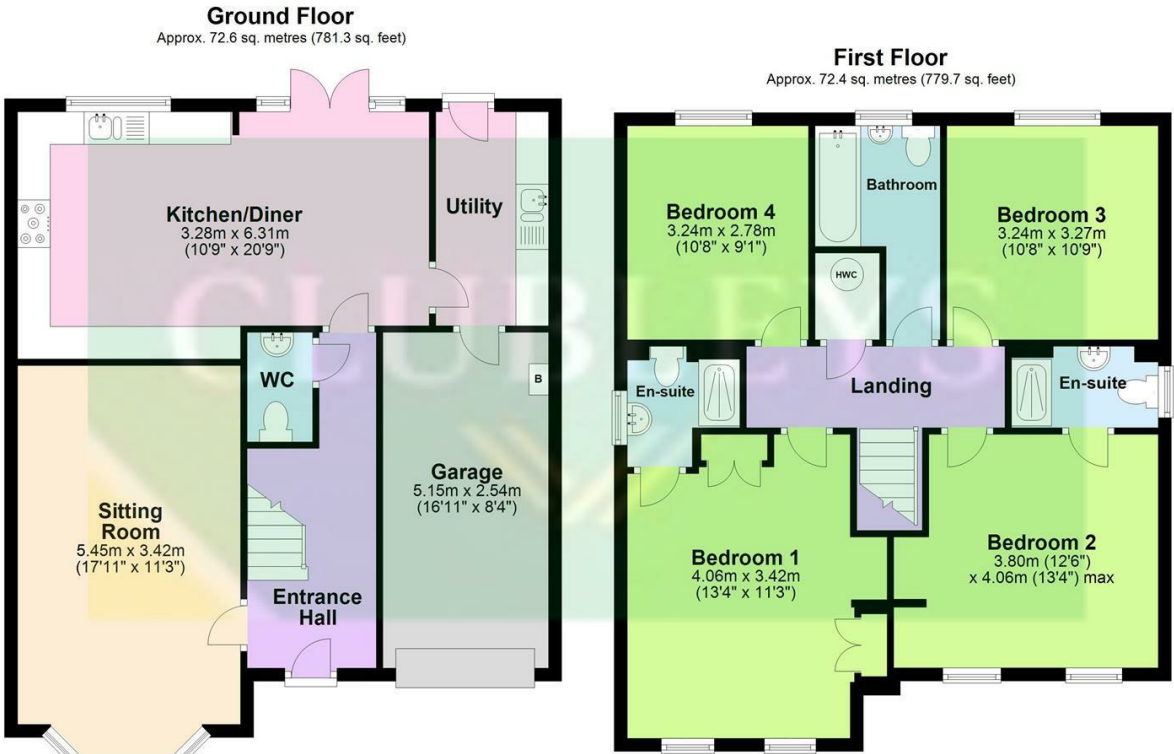


5, Jones Grove,
Market Weighton, YO43 3RT
Offers Over £320,000



Total area: approx. 145.0 sq. metres (1561.1 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.



Built in 2021, offered in one of the largest styles on this development. Positioned in a quiet cul-de-sac with no through traffic. Ideal for growing families, with bay-fronted lounge, large Kitchen/diner, utility, two en-suites, garage, multiple car parking, and private rear garden.

Nestled in a peaceful cul-de-sac with no through traffic, this spacious four-bedroom detached home was built in 2021 and provides over 1,500 sq. ft of contemporary accommodation. Thoughtfully designed for growing families, it opens with a wide entrance hall leading to a bright, bay-fronted lounge and an expansive open-plan kitchen/dining area. The kitchen is finished in crisp white gloss cabinetry with matching worktops, integrated dishwasher and washing machine, plinth lighting, and French doors opening to the garden. A separate utility room with exterior access and a ground floor WC add to the home's everyday functionality. Upstairs, all four bedrooms are doubles, including a generous principal suite with two built-in wardrobes and an en-suite shower room. A second double also features its own en-suite, while a modern family bathroom serves the remaining rooms. Externally, the property includes driveway parking for multiple vehicles, an integral garage, and a private rear garden that is barely overlooked, perfect for entertaining, relaxing, or children's play. There is gated access to both sides and a low-maintenance front lawn completing the setting.

Tenure: Freehold. East Riding of Yorkshire Council Band E.

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THE ACCOMMODATION COMPRISES

Front entrance door, stairs to first floor, radiator.

W.C.

Two piece suite comprising pedestal wash hand basin, low flush W.C., part tiled walls, extractor, radiator.

SITTING ROOM

5.45m x 3.42m (17'10" x 11'2")
Bay window, two radiators.

KITCHEN/DINER

3.28m x 6.31m (10'9" x 20'8")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, eye level double oven, gas hob, extractor hood over, integrated dishwasher, two radiators, PVC french doors to garden.

UTILITY

Fitted with a range of wall and base units comprising work surfaces, integrated washing machine, radiator, rear entrance door, door to garage.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, airing cupboard housing hot water cylinder, radiator.

BEDROOM ONE

4.06m x 3.42m (13'3" x 11'2")
Two fitted wardrobes, radiator.

EN-SUITE

Three piece suite comprising walk in shower cubicle, low flush W.C., wash hand basin set in vanity unit, extractor, radiator.

BEDROOM TWO

3.80m x 4.06m max (12'5" x 13'3" max)
Radiator.

EN-SUITE

Three piece suite comprising walk in shower cubicle, low flush W.C., hand basin set in vanity unit, extractor, radiator.

BEDROOM THREE

3.24m x 3.27m (10'7" x 10'8")
Radiator.

BEDROOM FOUR

3.24m x 2.78m (10'7" x 9'1")
Radiator.

BATHROOM

Three piece suite comprising panelled bath, mixer tap shower attachment, pedestal wash hand basin set in vanity unit, low flush W.C., vertical radiator, fully tiled walls, extractor.

OUTSIDE

The rear garden is lawned and enjoys a good degree of privacy with side gated access, ideal for relaxing or entertaining, while the front lawn, driveway and integral garage complete this impressive home.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of around £84.74 per annum. However, this may be subject to change. Solicitors will confirm.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

