



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.

CLUBLEYS

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		
(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	

76

42

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.

CLUBLEYS

10, Hudson Court,

Market Weighton, YO43 3HD

£110,000

An excellent opportunity for first-time buyers or investors: a spacious two-bedroom ground floor apartment with a lease of 975 years remaining. The accommodation features a bright, modern open plan sitting room and kitchen, creating a light and airy living space. An inner hallway leads to two well-proportioned bedrooms and a generous four-piece bathroom. Set within a small, well-maintained development, the property enjoys communal gardens and parking within the development. Ideally located close to the town centre and local amenities, this apartment offers both comfort and convenience. Tenure: Leasehold. East Riding of Yorkshire Council BAND: B.

rightmove

www.clubleys.com

zoopla



Tenure: Leasehold
East Riding of Yorkshire Council
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

OPEN PLAN SITTING ROOM/KITCHEN

5.70m max x 5.92m max (18'8" max x 19'5" max)
Open plan kitchen/living area with front entrance door, TV aerial point, two wall-mounted electric heaters, and laminate wood flooring. The kitchen is fitted with a range of wall and base units incorporating work surfaces, a single drainer stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for an automatic washing machine, part-tiled walls, and laminate wood flooring.

BEDROOM ONE

2.64m x 2.51m (8'7" x 8'2")
Night storage heater, laminate wood flooring.

BEDROOM TWO

2.09m x 2.51m (6'10" x 8'2")
Night storage heater, laminate wood flooring.

INNER HALL

Fitted cupboard.

BATHROOM

2.92m x 2.27m (9'6" x 7'5")
Four piece suite comprising corner bath, step in shower cubicle, low flush W.C., pedestal wash hand basin, vertical heated towel rail, extractor, part tiled walls.

OUTSIDE

The property enjoys communal gardens and parking within the development.

ADDITIONAL INFORMATION

The vendors have advised us of the following maintenance/ground rent charge of £1000 per annum currently. The lease commenced in 2001 and has 975 years remaining. (All to be confirmed by a solicitor)

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

