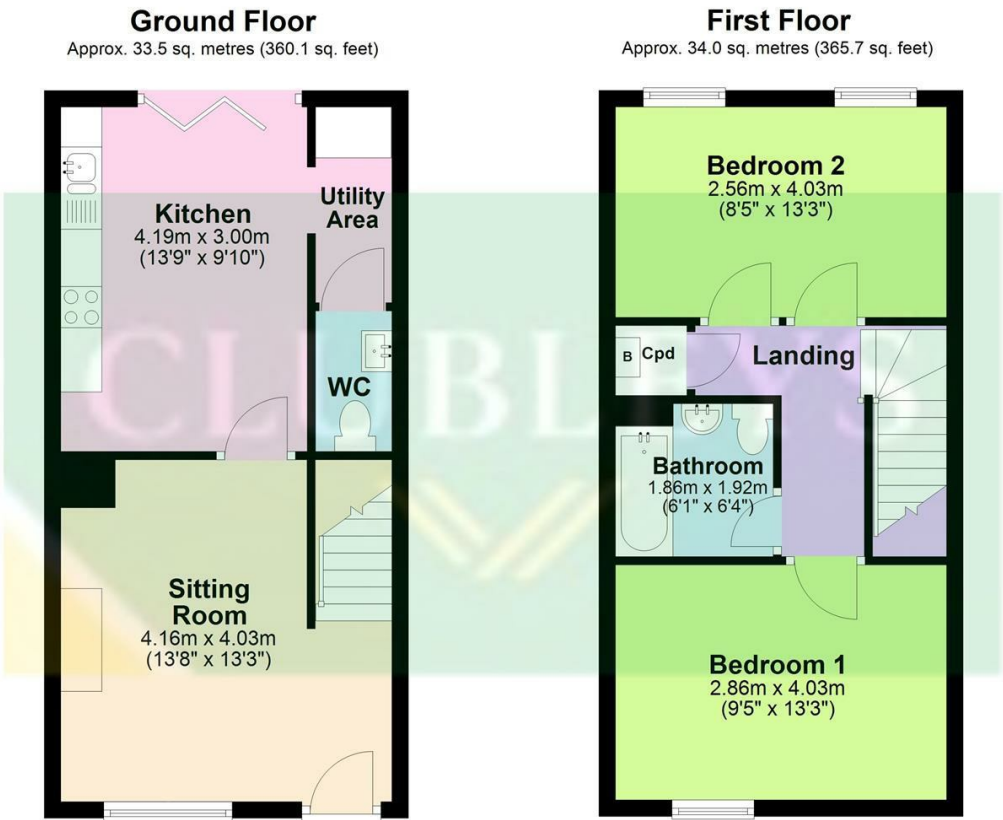




1, Harold Elgey Close,
Market Weighton, YO43 3FJ
£200,000



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.

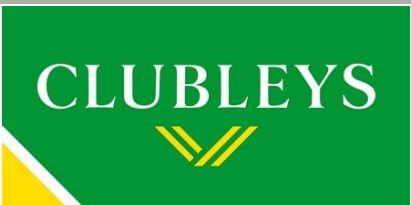
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.



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YO43 3AL
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(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.

Set on a private close of just six homes and built by the reputable Charles Ward Homes, this immaculate end-terrace property is presented in beautiful, like-new condition and boasts underfloor heating throughout the ground floor. Originally designed as a three-bedroom home, it now offers two exceptionally spacious double bedrooms, with the flexibility to convert back if desired. The main bedroom spans the full width of the front of the house, while the second stretches across the rear, making both wonderfully generous in size. A sleek, modern bathroom completes the first floor. On the ground floor, a welcoming sitting room features a stylish focal wall and leads through to the heart of the home, a stunning kitchen/diner with bi-fold doors, perfect for entertaining and family living. Practical additions include a utility area and WC. Outside, the rear garden is mainly laid to lawn with a paved patio, fenced boundaries, and side gated access, while to the front, a block-paved driveway provides off-road parking for two cars.

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



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Tenure: Freehold
East Riding of Yorkshire Council
Band: B

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THE ACCOMMODATION COMPRISES

SITTING ROOM

4.16 x 4.03 (13'7" x 13'2")
Front entrance door, T.V. aerial point, laminate wood flooring, under floor heating, stairs to first floor.

KITCHEN DINER

4.19 x 3.00 (13'8" x 9'10")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated dishwasher, tiled floor, recessed ceiling lights, under floor heating, understairs cupboard, bi-fold doors to garden.

UTILITY AREA

Work surfaces, plumbing for automatic washing machine, extractor.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, extractor, tiled floor, under floor heating, vertical heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space (partially boarded and light), fitted cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

2.86 x 4.03 (9'4" x 13'2")
T.V. aerial point, laminate wood flooring, radiator.

BEDROOM TWO

2.56 x 4.03 (8'4" x 13'2")
T.V. aerial point, two radiators (formerly two bedrooms).

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., tiled floor, part tiled walls, recessed ceiling lights, extractor, vertical heated towel rail.

OUTSIDE

Outside, the rear garden is mainly laid to lawn with a paved patio, fenced boundaries, and side gated access, while to the front, a block-paved driveway provides off-road parking for two cars.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

