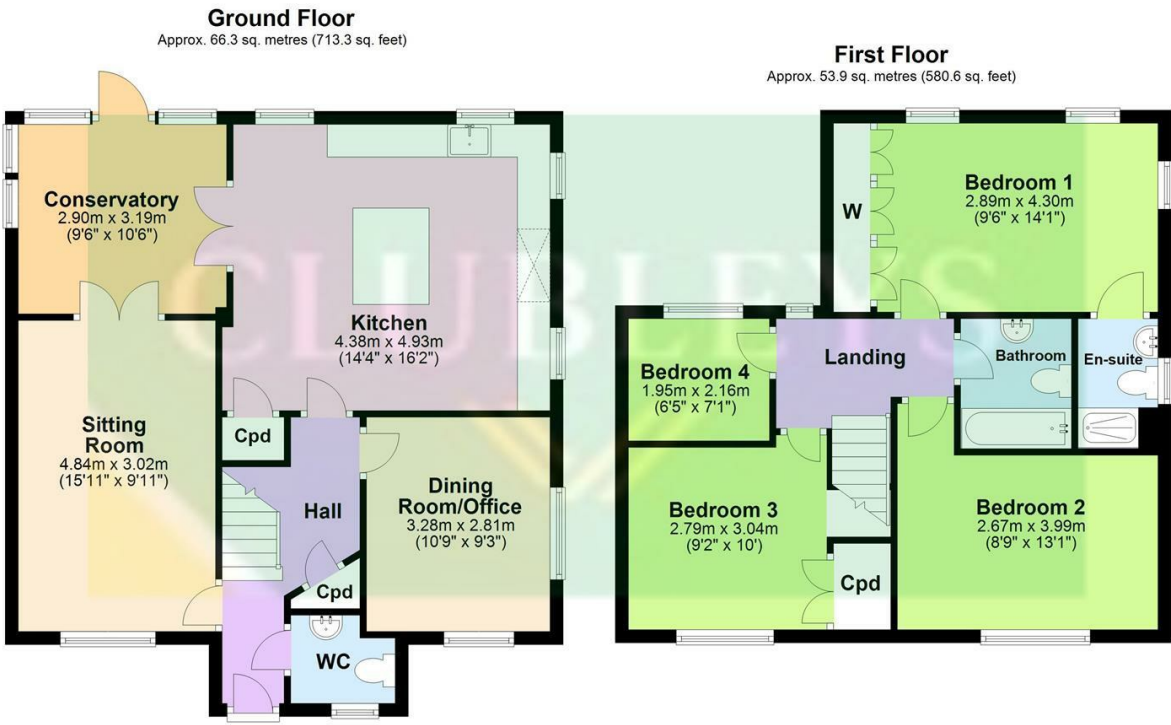




17, Bow Bridge Close,
Market Weighton, YO43 3FH
Offers Over £300,000



Total area: approx. 120.2 sq. metres (1293.9 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.

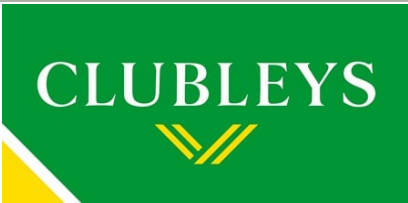
MATERIAL INFORMATION

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.

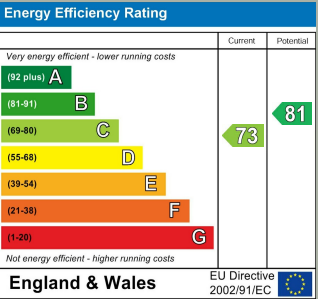
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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
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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.



This immaculately presented and spacious double-fronted family home offers four generous bedrooms, two versatile reception rooms and a bright conservatory, creating the perfect balance of comfort and practicality. The heart of the home is the stunning rear kitchen, complete with an island unit and views over the garden, with direct access into the conservatory and onward to the outdoors. A welcoming sitting room also opens to the conservatory, while a further reception room provides an ideal space for a playroom or home office. The ground floor is completed by a stylish entrance hall with WC, while upstairs the main bedroom benefits from fitted wardrobes and a modern en-suite, alongside three further well-proportioned bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn with secure fence and walled boundaries, as well as gated access to a detached garage and driveway. To the front, a lawned garden sits alongside gravelled parking, making this an exceptional home for families seeking space, style and convenience.

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

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, laminate wood flooring, radiator.

SITTING ROOM

4.84 x 3.02 (15'10" x 9'10")

T.V. aerial point, two radiators, double doors opening to Conservatory.

DINING ROOM/OFFICE

3.28 x 2.81 (10'9" x 9'2")

Radiator.

KITCHEN

4.38 x 4.93 (14'4" x 16'2")

Fitted with a range of wall and base units comprising work surfaces ceramic Belfast sink unit, cupboard housing wall mounted gas fired central heating boiler, Rangemaster, extractor hood, plumbing for automatic washer, plumbing for dishwasher, Breakfast Island unit with bin drawer and storage under, two radiators, understairs cupboard, PVC french doors to Conservatory, tiled floor, part tiled walls.

CONSERVATORY

2.90 x 3.19 (9'6" x 10'5")

PVC, tiled floor, patio door to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM ONE

2.89 x 4.30 (9'5" x 14'1")

Fitted wardrobes to one wall, T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, part tiled walls, radiator, laminate wood flooring, extractor.

BEDROOM TWO

2.67 x 3.99 (8'9" x 13'1")

Radiator.

BEDROOM THREE

2.79 x 3.04 (9'1" x 9'11")

Fitted cupboard, radiator.

BEDROOM FOUR

1.95 x 2.16 (6'4" x 7'1")

Radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, low flush W.C, pedestal wash hand basin, tiled splashback, chrome heated towel rail, extractor, part tiled walls.

OUTSIDE

Outside, the rear garden is mainly laid to lawn with secure fence and walled boundaries, as well as gated access to a detached garage and driveway. To the front, a lawned garden sits alongside gravelled parking.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

