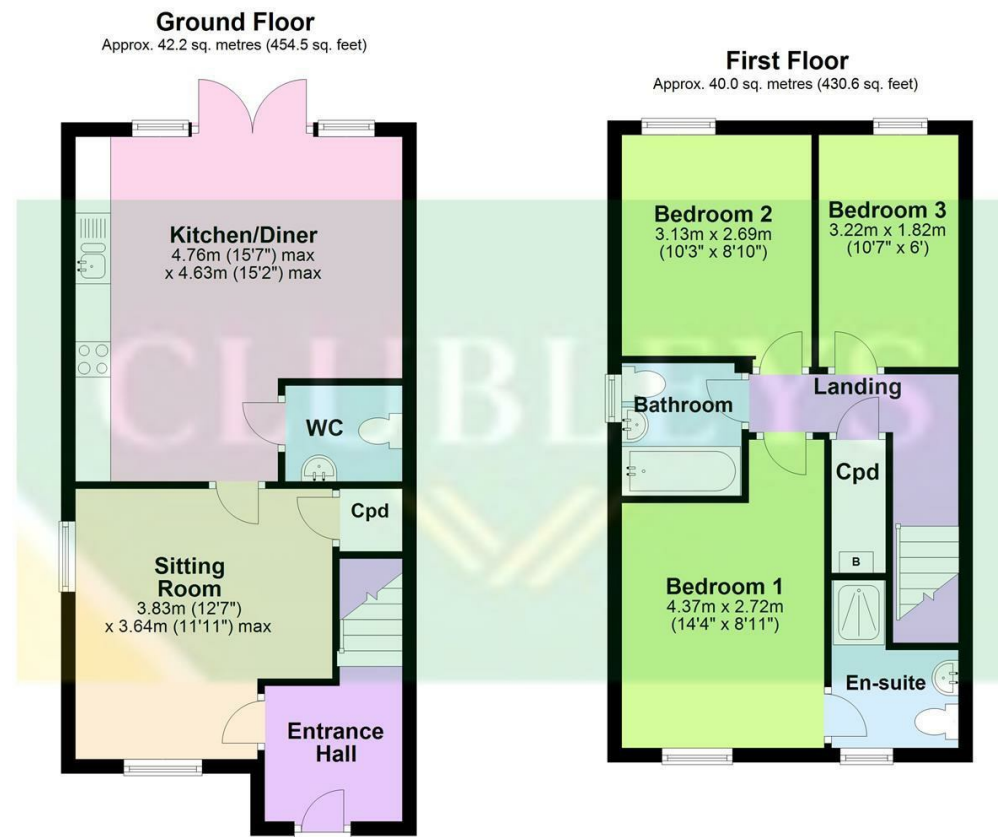




6, Burlington Place,
Market Weighton, YO43 3SA
£260,000



Total area: approx. 82.2 sq. metres (885.1 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.



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YO43 3AL
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mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84 96
(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 small and highly sought-after development, just a short stroll from the town centre, this beautifully presented home offers the perfect balance of style, comfort, and convenience. The heart of the property is the spacious kitchen-diner at the rear, fitted with modern integrated appliances and offering plenty of room for a dining table while overlooking the south-west facing garden. A welcoming entrance hall leads to a generous sitting room, and there is also a useful ground floor WC. Upstairs, there are three well-proportioned bedrooms, including the main bedroom with a spacious, modern en-suite, complemented by a stylish family bathroom. Outside, the rear garden features a paved seating area with steps rising to a lawned garden, enclosed by fencing and benefiting from gated access. To the front, the lawned garden is accompanied by a block-paved driveway to the side, completing this impressive home. Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, luxury vinyl tiling, stairs to first floor, radiator.

SITTING ROOM

3.83 x 3.64 (12'6" x 11'11")

T.V. aerial point, fitted cupboard, radiator.

KITCHEN/DINER

4.76 x 4.63 (15'7" x 15'2")

Fitted with a range of wall and base units comprising work surfaces, ceramic 1.5 bowl sink unit, integrated fridge/freezer, electric oven, gas hob, extractor over, integrated fridge/freezer, integrated dishwasher, integrated washer/drier, luxury vinyl tiling, recessed ceiling lights, radiator, PVC French doors to garden.

W.C.

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

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, partially boarded with ladder and light, cupboard housing wall mounted gas fired central heating boiler.

BEDROOM ONE

4.37 x 2.72 (14'4" x 8'11")

T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, wash hand basin, low flush W.C., part tiled walls, chrome heated towel rail, recessed lighting, extractor, luxury vinyl tiling.

BEDROOM TWO

3.13 x 2.69 (10'3" x 8'9")

T.V. aerial point, radiator.

BEDROOM THREE

3.22 x 1.82 (10'6" x 5'11")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, luxury vinyl tiling, extractor.

OUTSIDE

Outside, the rear garden features a paved seating area with steps rising to a lawned garden, enclosed by fencing and benefiting from gated access. To the front, the lawned garden is accompanied by a block-paved driveway to the side.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

