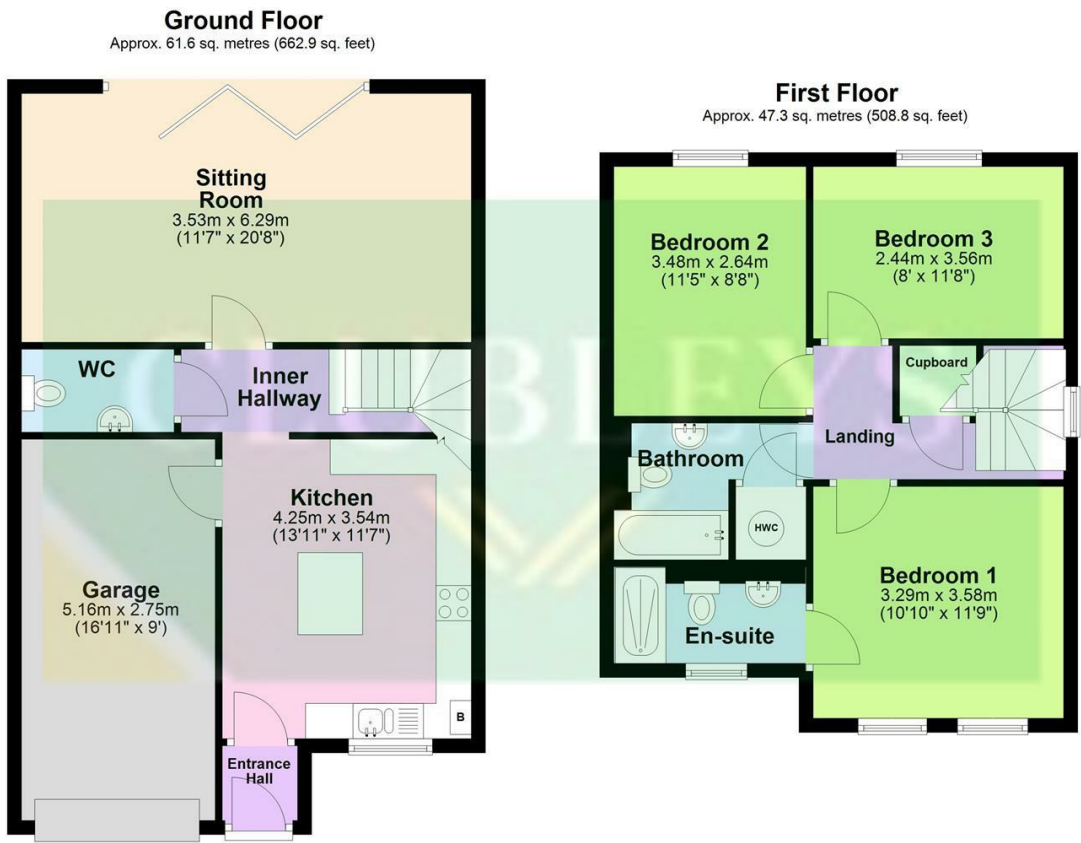
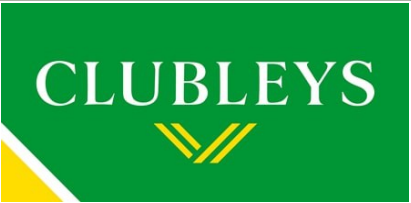


23, Butler Drive,
Market Weighton, YO43 3FU
£245,000



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)



This three-bedroom semi-detached family home boasts a spacious rear sitting room spanning the width of the property, with two sets of French doors opening onto the rear garden. The modern white kitchen features integrated appliances, a central breakfast bar, and direct access to the integral garage, alongside a convenient ground-floor WC. Upstairs, the main bedroom benefits from an en-suite, complemented by two further bedrooms and a family bathroom. The rear garden offers a paved seating area leading onto a lawned space with a garden shed, fenced boundaries, and side gated access. To the front, the property enjoys a lawn and driveway leading to the integral garage, combining both charm and practicality for family living.

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

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.

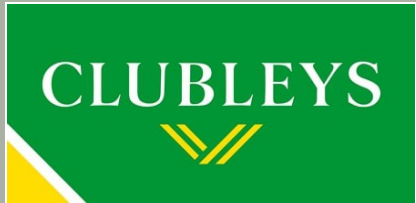
MATERIAL INFORMATION

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.

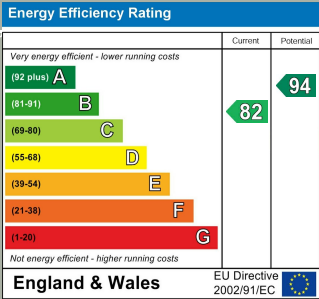
MORTGAGES

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
www.clubleys.com



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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, tiled floor, radiator.

KITCHEN

4.25 x 3.54 (13'11" x 11'7")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level oven, gas hob, extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, breakfast bar with cupboard under, cupboard housing wall mounted gas fired central heating boiler, tiled floor, radiator, recessed ceiling lights, door to garage, stairs to first floor.

W.C.

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

SITTING ROOM

3.53 x 6.29 (11'6" x 20'7")

Laminate wood flooring, bi-fold doors, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard, radiator.

BEDROOM ONE

3.29 x 3.58 (10'9" x 11'8")

Radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, chrome heated towel rail, recessed ceiling lights, shaver point, extractor.

BEDROOM TWO

3.48 x 2.64 (11'5" x 8'7")

Laminate wood flooring, radiator.

BEDROOM THREE

2.44 x 3.56 (8'0" x 11'8")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, low flush W.C., wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights, shaver point, airing cupboard housing hot water cylinder.

OUTSIDE

The property features a rear garden with a paved seating area leading onto a lawned space, complete with a garden shed, fenced boundaries, and side gated access. To the front, there is a lawn and a driveway leading to the integral garage.

GARAGE

Up and over door, power and light.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of around £300.00 per annum. However, this may be subject to change. Solicitors will confirm.

