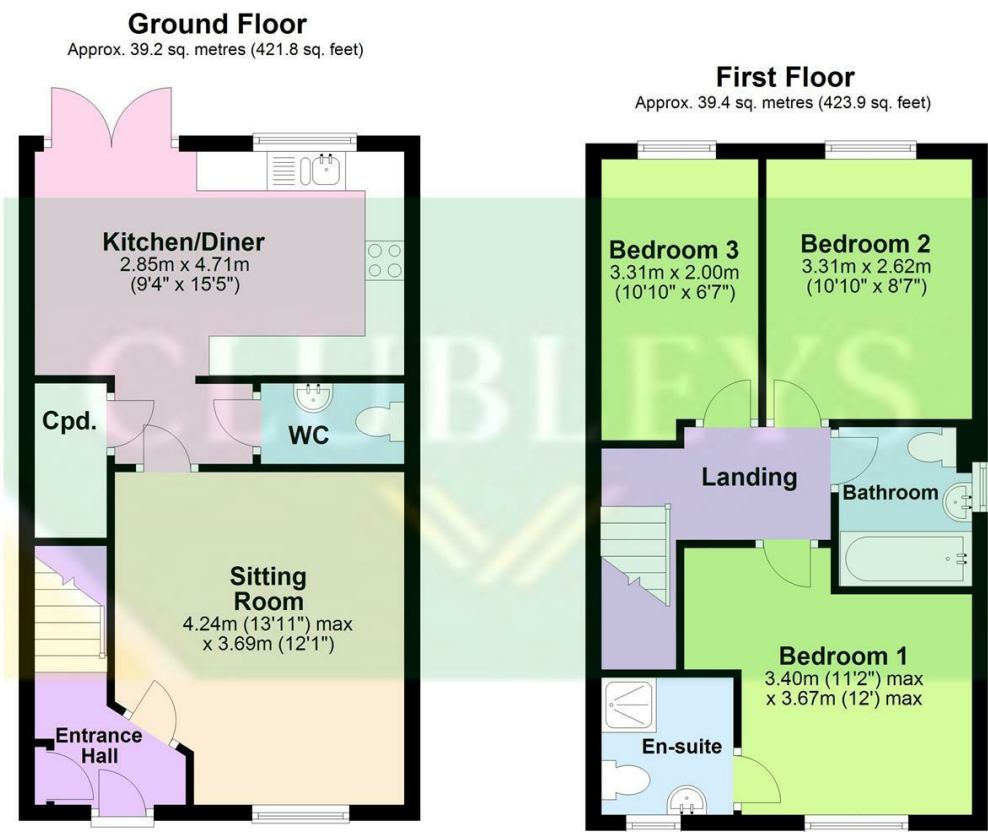




AGENTS NOTES

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.

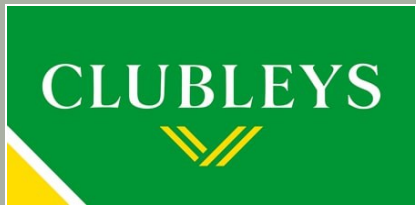
MATERIAL INFORMATION

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.

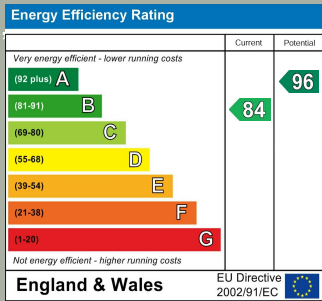
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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.

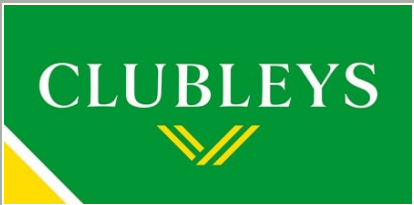


60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

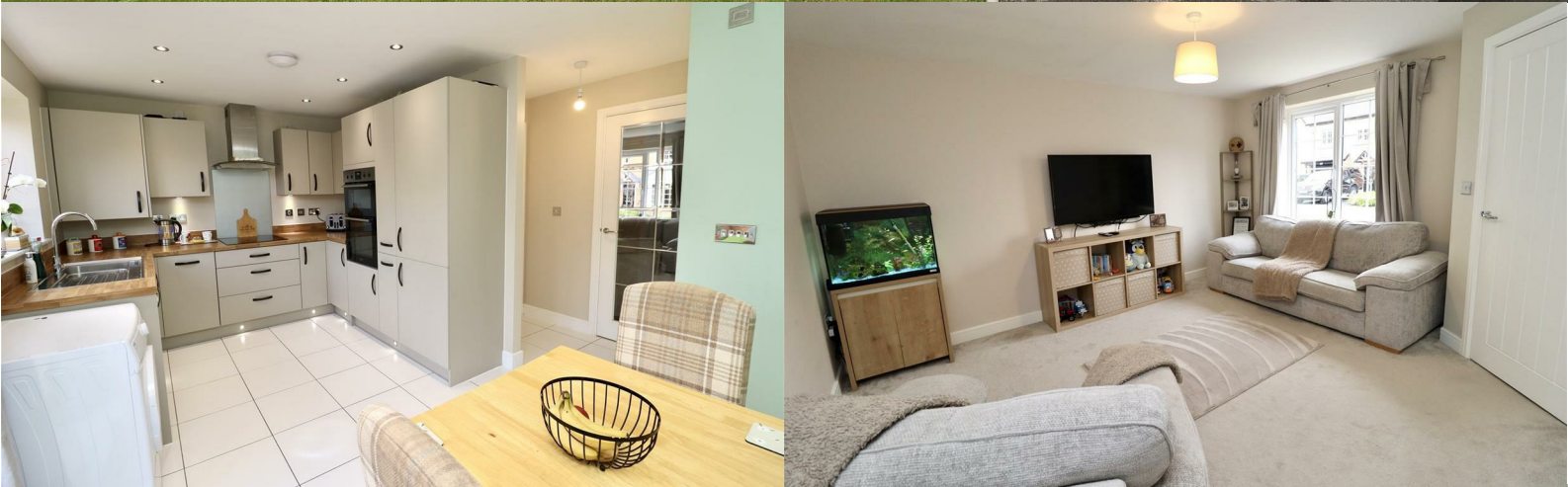


Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.



10, Young Drive,
Market Weighton, YO43 3RL
£240,000



A beautifully presented three-bedroom semi-detached family home, perfect for modern living. The ground floor boasts a spacious sitting room and a stylish kitchen with integrated appliances, a dining area, and French doors opening onto the rear garden, ideal for entertaining or relaxing with the family. A handy downstairs WC completes the ground floor. Upstairs, the main bedroom benefits from a modern en-suite, with two further well-proportioned bedrooms and a contemporary family bathroom. Outside, the rear garden features a paved seating area leading onto a lawned space with fenced boundaries, side gated access, a shed, and bin storage area. The front garden is lawned, with a generous side driveway providing ample parking. Combining style, comfort, and practicality, this home is perfect for families, professionals, or anyone looking for a convenient and location.

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

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

SITTING ROOM

4.24 x 3.69 (13'10" x 12'1")
T.V. aerial point, radiator.

KITCHEN/DINER

2.85 x 4.71 (9'4" x 15'5")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, induction hob, extractor hood over, cupboard housing wall mounted gas fired central heating boiler, integrated washing machine, integrated dishwasher, integrated fridge/freezer, tiled floor, recessed ceiling lights, radiator, PVC french doors to garden, fitted cupboard.

WC

Two piece suite comprising low flush W.C., pedestal wash hand basin, part tiled walls, tiled floor, recessed ceiling lights, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM 1

3.40 x 3.67 (11'1" x 12'0")
Fitted wardrobes to one wall, radiator, recessed ceiling lights.

EN-SUITE

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

BEDROOM 2

3.31 x 2.62 (10'10" x 8'7")
Radiator.

BEDROOM 3

3.31 x 2.00 (10'10" x 6'6")
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, extractor, tiled floor, radiator.

OUTSIDE

The property features a well-maintained rear garden with a paved seating area leading onto a lawn, all enclosed by fenced boundaries. Side gated access provides convenience, and there is a garden shed along with a bin storage area. At the front, a lawned garden complements a generous side driveway, offering ample parking.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £87.00 per annum maintenance charge. This will be confirmed with Solicitors.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

