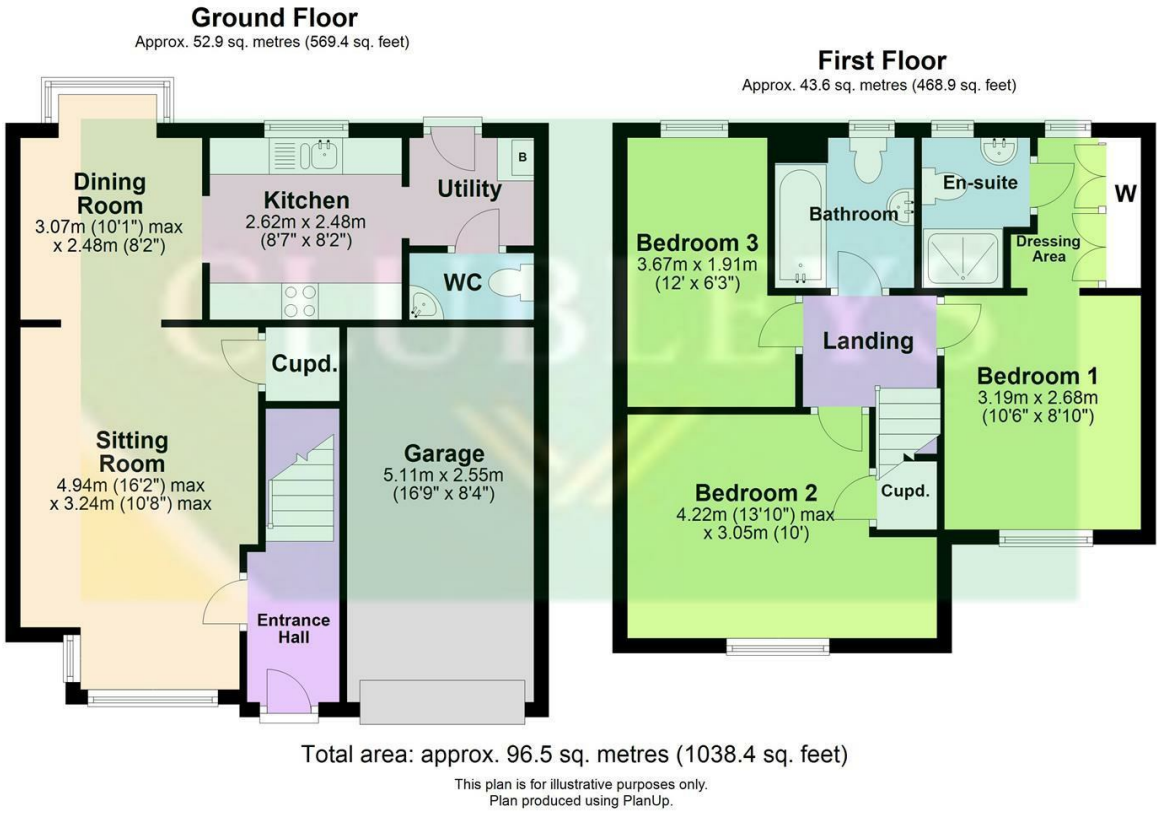




6, Bow Bridge Close,
Market Weighton, YO43 3FH
£275,000



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.

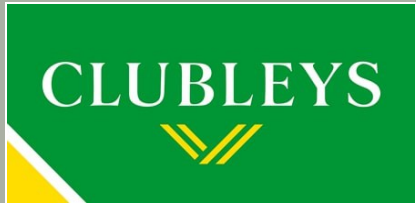
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

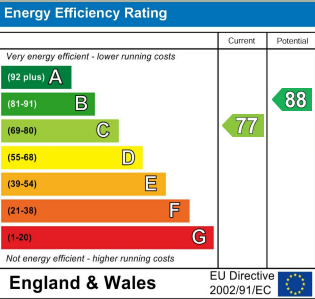
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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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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.

This impressive three-bedroom detached family home truly ticks all the boxes. Featuring a garage, utility room, downstairs WC, dressing area, and en-suite. Beautifully presented throughout, the accommodation is finished in neutral tones with tasteful pops of colour, complemented by wood-effect luxury vinyl flooring to the hall, sitting room, and dining area, and oak-effect internal doors adding a stylish touch. The well-planned layout includes an entrance hall, a bright sitting room with a feature wall and tiled inset bay window, and an archway opening into the dining area with a further bay window overlooking the rear garden. The fitted kitchen provides access to the utility room and WC. Upstairs, the main bedroom benefits from a dressing area with fitted wardrobes and an en-suite, accompanied by two further bedrooms and a stylish family bathroom. Outside, the enclosed rear garden offers a mix of paved seating areas, gravel, and lawn with walled and fenced boundaries plus side gated access, while the front features a driveway leading to the garage, gravelled section, and lawn. Perfectly positioned just a short walk from the town centre, this is a home that combines space, style, and convenience.

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

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, luxury vinyl flooring, stairs leading to the first floor.

SITTING ROOM

4.94m max x 3.24m max (16'2" max x 10'7" max)
Bay window, feature wall with tiled inset, luxury vinyl flooring, radiator, fitted cupboard.

DINING ROOM

3.07m max x 2.48m (10'0" max x 8'1")
Bay window to the rear, luxury vinyl flooring.

KITCHEN

2.62m x 2.48m (8'7" x 8'1")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, electric oven, gas hob and extractor hood over, plumbed for dishwasher, part tiled walls.

UTILITY

Plumbing for automatic washer, wall mounted gas fired central heating boiler, rear entrance door.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space with ladder.

BEDROOM 1

3.19m x 2.68m (10'5" x 8'9")
Radiator.

DRESSING AREA

Fitted wardrobes to one wall, radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, radiator, extractor fan.

BEDROOM 2

4.22m max x 3.05m (13'10" max x 10'0")
Radiator, part panelled wall, fitted cupboard.

BEDROOM 3

3.67m x 1.91m (12'0" x 6'3")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC, pedestal wash hand basin with tiled splash back, part tiled walls, chrome heated towel rail, extractor fan, shaver point.

OUTSIDE

The rear garden offers an attractive and low-maintenance space with a combination of paved seating areas, gravelled sections, and a lawn, all enclosed by a mix of walled and fenced boundaries to provide privacy. There is also the benefit of side gated access. To the front, the property enjoys a driveway providing off-street parking and leading to the garage, together with a gravelled area and neatly maintained lawn, adding to the home's kerb appeal.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

GARAGE

5.11m x 2.55m (16'9" x 8'4")
Electric up and over door, power and light.

