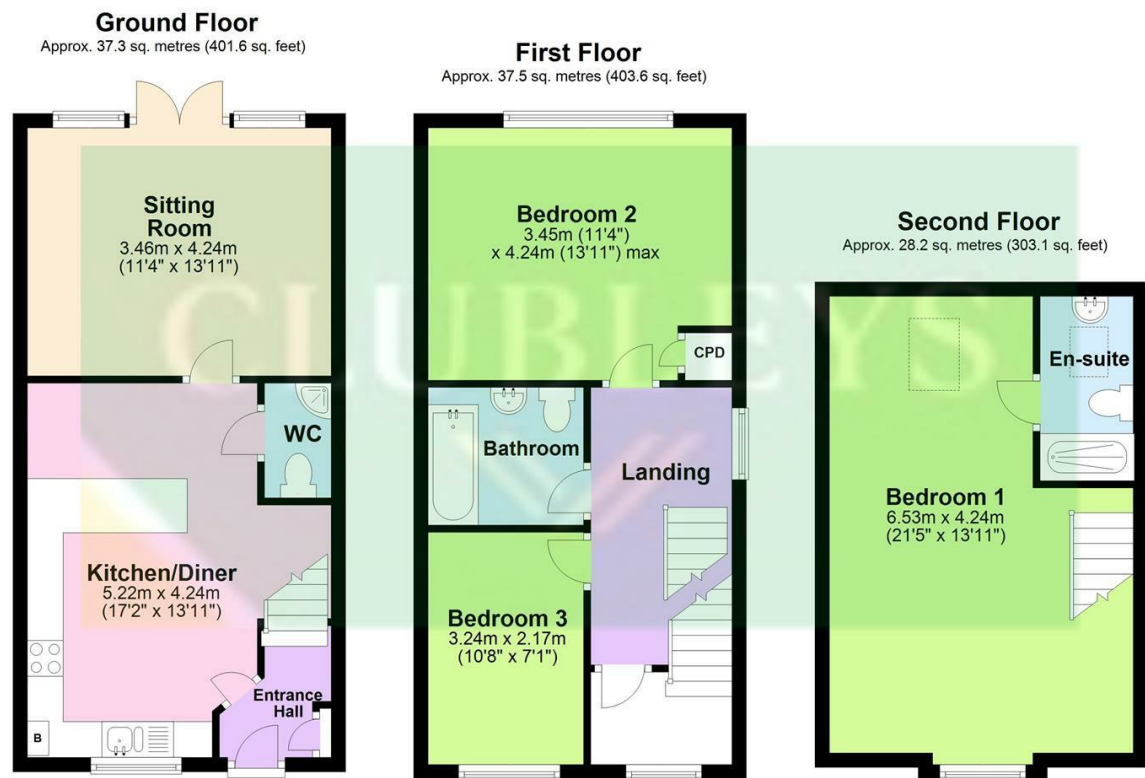




Total area: approx. 103.0 sq. metres (1108.3 sq. feet)

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.

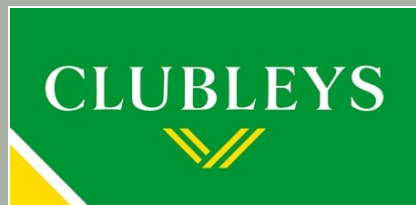
MATERIAL INFORMATION

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 (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.



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mw@clubleys.com
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	84	94
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.



31, Hird Avenue,
Market Weighton, YO43 3RS
Offers Over £245,000



A spacious and versatile three-bedroom, three-storey semi-detached family home offering an abundance of light and living space across three floors. The ground floor features a modern kitchen/diner complete with integrated appliances, a breakfast bar, and ample space for a dining table, while the sitting room at the rear benefits from French doors overlooking the private, lawned garden. Completing the ground floor is a convenient WC. On the first floor, two generously sized bedrooms are complemented by a stylish family bathroom, and the top floor is dedicated entirely to the main bedroom, boasting a Velux window and a private en-suite. Externally, the property offers a rear garden with fenced boundaries and side gated access, as well as a front driveway providing two parking spaces, the perfect blend of style, space, and practicality for modern family living.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

KITCHEN DINER

5.22 x 4.24 (17'1" x 13'10")

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

W.C.

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

SITTING ROOM

3.46 x 4.24 (11'4" x 13'10")

T.V. aerial point, french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor, radiator.

BEDROOM TWO

3.45 x 4.24 (11'3" x 13'10")

Fitted cupboard, radiator.

BEDROOM THREE

3.24 x 2.17 (10'7" x 7'1")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, chrome heated towel rail, recessed ceiling lights.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

6.53 x 4.24 (21'5" x 13'10")

Velux window, radiator.

EN SUITE

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

OUTSIDE

The property benefits from a private, lawned rear garden with fenced boundaries and side gated access. At the front, a driveway provides parking for two vehicles.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £67.00 per annum maintenance charge. This will be confirmed with Solicitors.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

