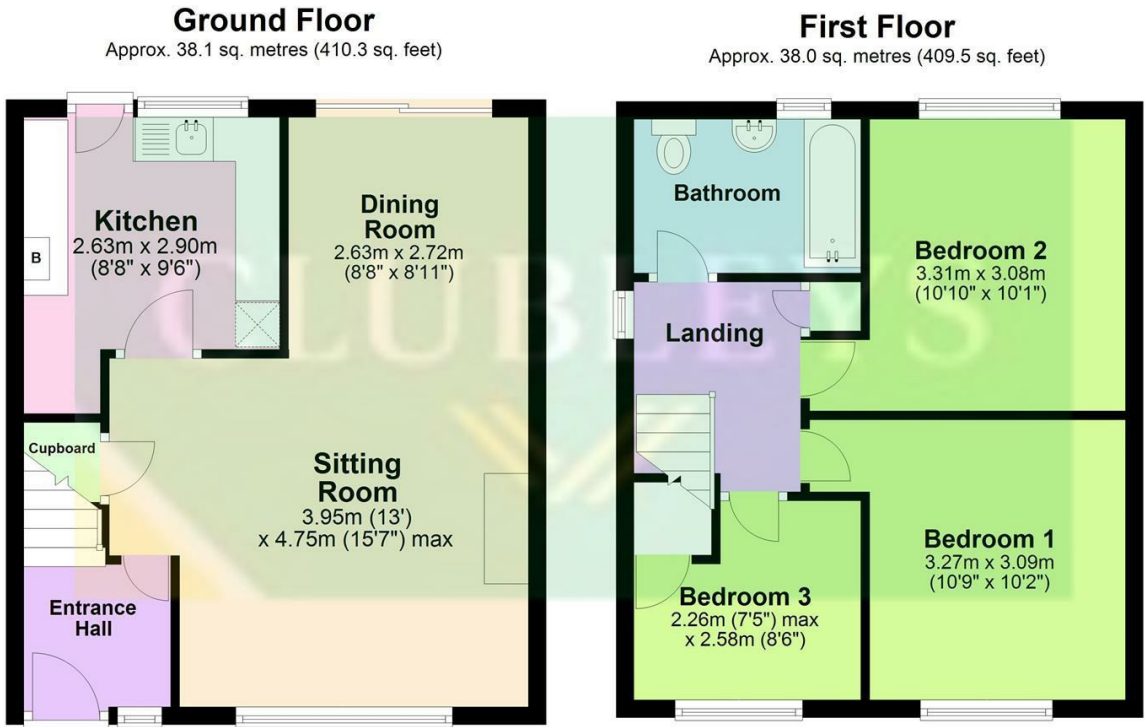


41, Langdale Road,
Market Weighton, YO43 3DG
£170,000



Total area: approx. 76.2 sq. metres (819.8 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.

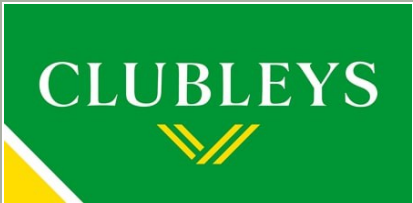
MATERIAL INFORMATION

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.

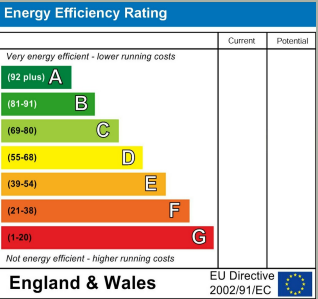
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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.



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.



**** OFFERING NO ONWARD CHAIN **** Discover the potential of this three-bedroom semi-detached family home, perfectly positioned in a well-established and sought-after area, offering a true blank canvas ready for you to make your own. With all essentials functioning and move-in ready, the property features an entrance hall leading to a spacious sitting room through-diner and a fitted kitchen, while upstairs hosts three bedrooms and a white family bathroom. Outside, you'll find a lawned front garden with hedge boundaries, a driveway to a detached garage. The rear garden has a concrete-walled seating area, lawn, fence boundaries, and side gated access, ideal for creating your perfect outdoor retreat.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

rightmove

www.clubleys.com

zoopla

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Radiator, stairs leading to the first floor.

SITTING ROOM

3.95m x 4.75m (12'11" x 15'7")

Feature brick built open fire place, under stairs cupboard two radiators.

DINING AREA

2.63m x 2.72m (8'7" x 8'11")

Radiator, patio doors leading to the rear garden.

KITCHEN

2.63m x 2.90m (8'7" x 9'6")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, extractor hood, plumbed for automatic washing machine, radiator.

FIRST FLOOR ACCOMODATION**LANDING**

Access to loft space.

BEDROOM ONE

3.27m x 3.09m (10'8" x 10'1")

Radiator.

BEDROOM TWO

3.31m x 3.08m (10'10" x 10'1")

Radiator.

BEDROOM THREE

2.26m x 2.58m (7'4" x 8'5")

Radiator.

BATHROOM

2.63m x 2.90m (8'7" x 9'6")

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

OUTSIDE

The property benefits from a lawned front garden with hedge boundaries and a driveway leading to the detached garage. To the rear, there is a concrete-walled seating area that opens onto a lawned garden with fence boundaries and side gated access, offering a practical and secure outdoor space.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

