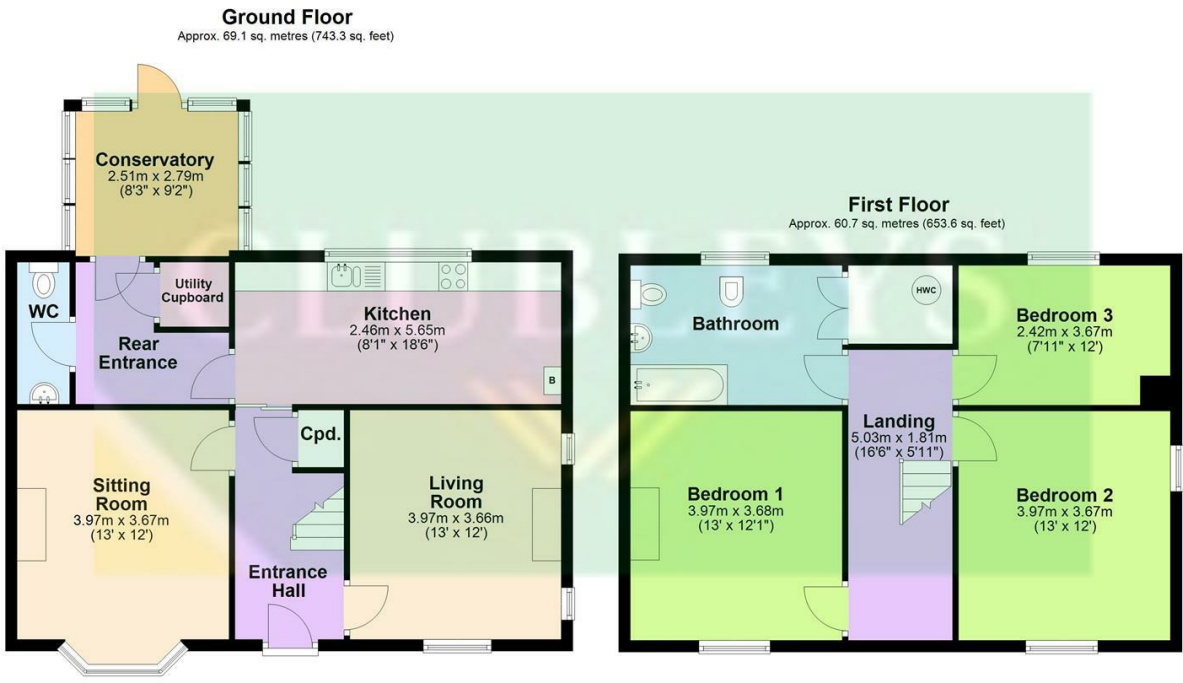




63, Holme Road,
Market Weighton, YO43 3EW
Guide Price £325,000



Total area: approx. 129.8 sq. metres (1396.9 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.

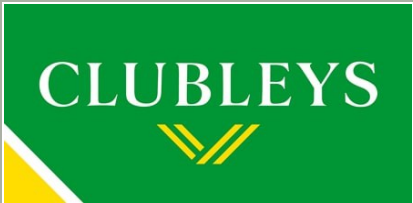
MATERIAL INFORMATION

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.

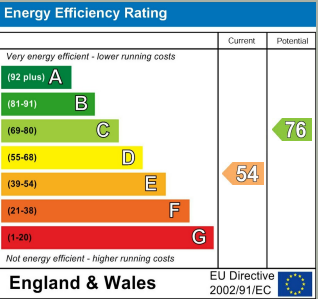
MORTGAGES

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



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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.



A delightful double-fronted period home dating from 1900, steeped in history and lovingly cared for by just three owners, with the current owners having enjoyed it for over 50 years. Set in a desirable non-estate location, the property occupies a generous plot with mature trees and shrubs, hedge and walled boundaries, a brick store, and a garden shed. The well-proportioned accommodation features an entrance hall with staircase to the first floor, a spacious sitting room with a bay window and gas fireplace, a charming living room with open fire, and a fitted kitchen with space for a breakfast table. To the rear, there is a utility cupboard, WC, and a bright conservatory overlooking the garden. Upstairs, there are three bedrooms, two of which are good-sized doubles, alongside a generous four-piece family bathroom. Offered with no onward chain, this home combines period character with a wonderful plot and plenty of potential.

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



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to the first floor with cupboard under, and a radiator.

SITTING ROOM

3.97m x 3.67m (13'0" x 12'0")

Bay window, gas fire set in a decorative wood surround and mantel, with tiled inset and hearth, ceiling coving, and a radiator.

LIVING ROOM

3.97m x 3.66m (13'0" x 12'0")

Open fire set in a tiled inset and hearth, with a wooden surround and mantel, wall light points, laminate wood flooring, ceiling coving, and a radiator.

KITCHEN

2.46m x 5.65m (8'0" x 18'6")

Fitted with a range of wall and base units comprising work surfaces, a 1.5-bowl sink unit, an eye-level double oven, gas hob, part-tiled walls, and a floor-standing gas-fired central heating boiler.

REAR ENTRANCE

PVC rear entrance door and a utility cupboard plumbed for an automatic washing machine.

W.C.

Two piece suite comprising low flush W.C., wash hand basin with tiled splashback.

CONSERVATORY

2.51m x 2.79m (8'2" x 9'1")

PVC windows on three sides, set on a brick dwarf wall, with a tiled floor and a rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving.

BEDROOM ONE

3.97m x 3.68m (13'0" x 12'0")

Radiator.

BEDROOM TWO

3.97m x 3.67m (13'0" x 12'0")

Radiator.

BEDROOM THREE

2.42m x 3.67m (7'11" x 12'0")

Radiator.

BATHROOM

Four-piece suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin, low-flush W.C., bidet, chrome heated towel rail, part-tiled walls, an airing cupboard housing the hot water cylinder, and access to loft space.

OUTSIDE

Occupying a generous plot in a sought-after non-estate location, this charming home enjoys a private garden framed by mature trees, established shrubs, and hedged and walled boundaries. Completing the outdoor space are a handy brick store and garden shed, perfect for storage or gardening tools.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

