

CLUBLEYS



1 York Close,
Market Weighton YO43 3EG
£195,000



A traditional three bedroom family house that stands in an enviable location in a quiet cul-de-sac off York Road. The property will appeal to families having a spacious dining kitchen with doors out to the garden and good sized formal lounge to the ground floor. Upstairs there is a modern bathroom and three good sized bedrooms. There is a paved driveway to the front of the house providing plenty of parking. The rear garden is low maintenance and enjoys a sunny aspect. The property is ideal for home working having an outside office with adjoining store.

LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES ENTRANCE HALL

PVC front entrance door, stairs to first floor, under stairs cupboard, radiator, ceiling coving.

SITTING ROOM

3.97M X 4.17M (13'0" X 13'8")
Log burning stove with brick hearth and wooden surround, ceiling coving, TV aerial point, radiator.

KITCHEN/DINER

6.06M X 3.29M (19'11" X 10'10")
Fitted with range of wall and base units comprising work surfaces, five ring gas hob and double oven with extractor hood over, composite one and a half bowl sink unit with chrome mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, part tiled walls, ceiling coving, recessed ceiling lights, feature fireplace, electric stove with slate hearth and wooden mantle, radiator, telephone point.

FIRST FLOOR ACCOMMODATION**LANDING**

Cupboard.

BEDROOM ONE

3.41M x 3.32M (11'2" x 10'11")

Fitted wardrobe to one wall, radiator, ceiling coving, recessed ceiling lights, TV aerial point, telephone point.

BEDROOM TWO

2.72M X 3.42M (8'11" X 11'3")
Access to roof space, fitted wardrobes to one wall, laminate flooring, radiator, TV aerial point.

BEDROOM THREE

3.26M X 3.17M (10'8" X 10'5")
Laminate flooring, radiator, ceiling coving.

BATHROOM

Three piece white suite comprising low flush WC, wash hand basin set in vanity unit with chrome mixer tap, panelled bath with shower over and shower screen, fully tiled walls, tiled floor, ladder style radiator, extractor fan, ceiling coving, recessed ceiling lights.

OUTSIDE

Outside the south facing rear garden is mostly laid to lawn with a delightful patio area for al fresco dining.

OFFICE

3.80M X 2.86M (12'6" X 9'5")
French doors to garden, telephone point, recessed ceiling lights, wall light point, electric heater.

ADDITIONAL INFORMATION**APPLIANCES**

No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage.

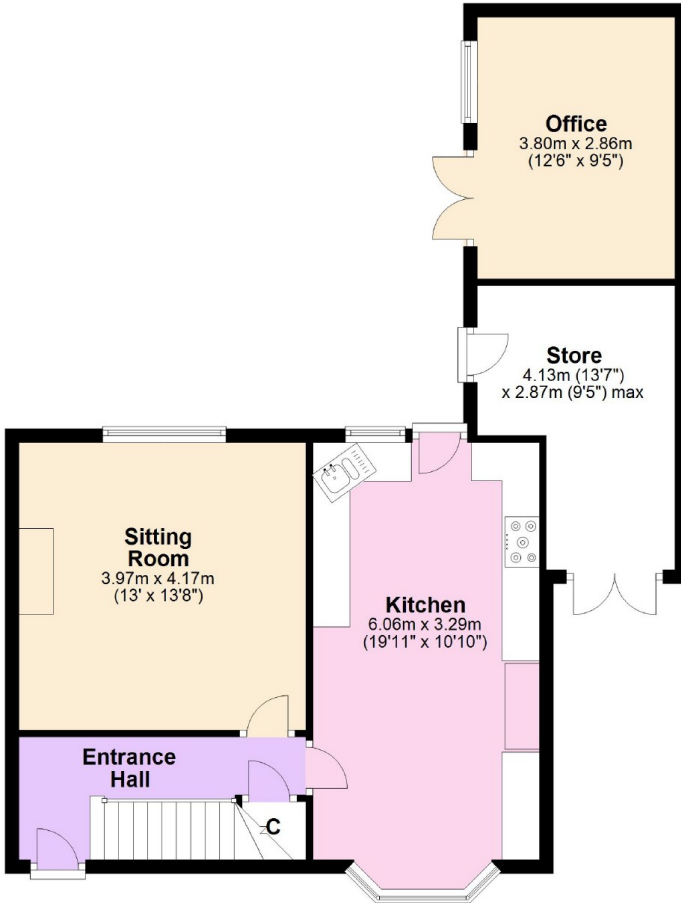
LOCAL AUTHORITY

East Riding of Yorkshire Band B



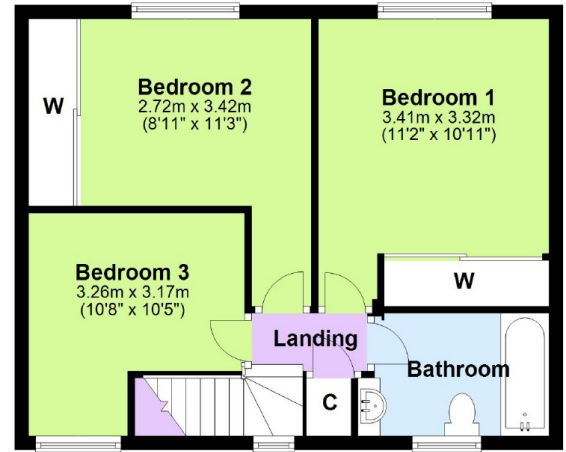
Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 111.7 sq. metres (1202.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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 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.

AGENTS NOTE

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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com

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.

MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority



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