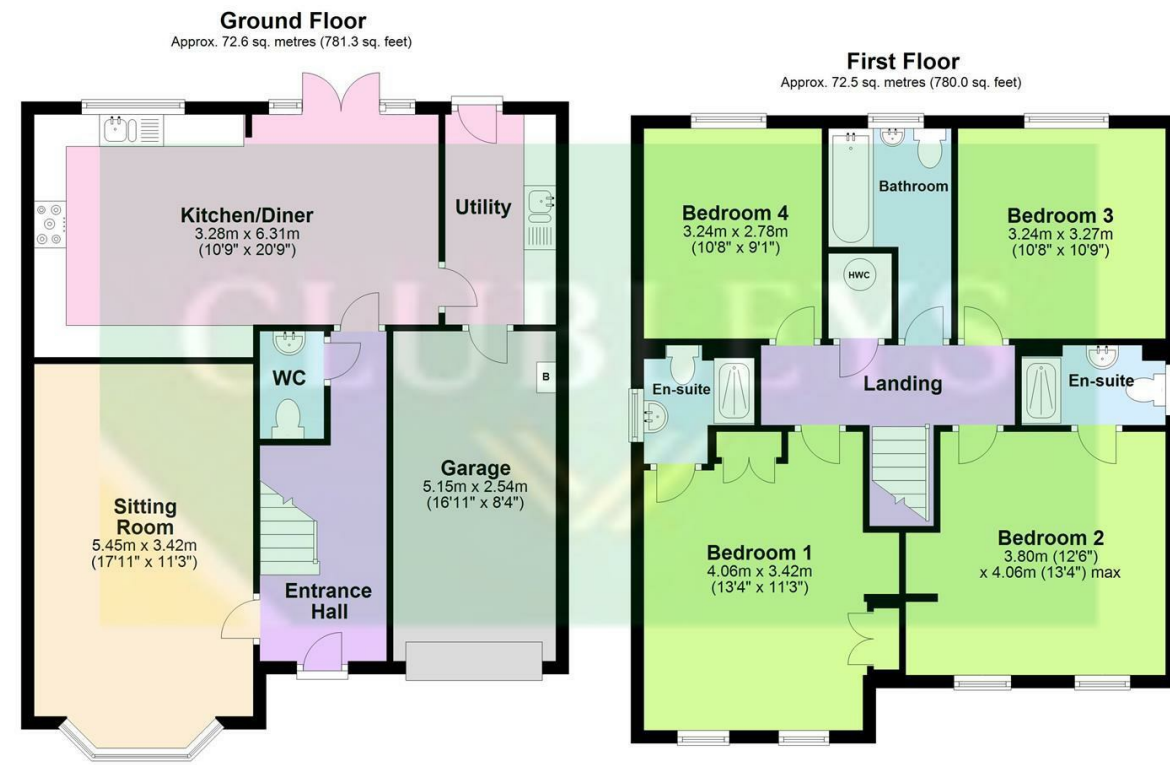




11, Jones Grove,  
Market Weighton, YO43 3RT  
Offers In Excess Of £330,000



Total area: approx. 145.1 sq. metres (1561.3 sq. feet)

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



**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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Introducing your dream home! Nestled at the end of a peaceful cul-de-sac, this exquisite four-bedroom detached house boasts a flawless presentation and abundant space. You'll be captivated by the enviable south-westerly facing plot, bathing your living spaces in natural light. Step inside and discover an inviting entrance hall with a convenient cloakroom, setting the tone for the elegance that follows. The sitting room offers a perfect retreat, while the stunning white gloss kitchen, featuring upgraded quartz work surfaces and a five-ring gas hob, beckons culinary adventures. There's room aplenty for both dining and relaxation, with French doors seamlessly connecting your indoors to the beautiful rear garden. Plus, the adjacent utility room, also adorned with upgraded quartz work surfaces, ensures convenience at every turn. Ascend the stairs to find four generously proportioned double bedrooms, two of which boast en-suite bathrooms. Outside, a lawned garden awaits to the rear, enclosed by secure fence boundaries, offering a private oasis for your family. The front garden is lawned with a tarmac driveway, providing ample parking and easy access to the integral garage. Don't miss your chance to make this immaculate property your forever home – book your viewing today!

Tenure: Freehold. East Riding of Yorkshire Council Band: E.



www.clubleys.com





**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, stairs to first floor, fitted storage cupboard housing electric consumer unit and telephone point, Karndean flooring, radiator.

**CLOAKROOM**

Two piece white suite comprising low flush W.C., pedestal wash hand basin with chrome mixer tap, part tiled walls, Karndean flooring, radiator, recessed ceiling lights, extractor fan.

**SITTING ROOM**

5.45m x 3.42m (17'10" x 11'2" )

Large bay window, T.V. and telephone point, radiator, fitted window shutters.

**KITCHEN DINER**

3.28m x 6.31m (10'9" x 20'8" )

Fitted with a range of modern, white, high gloss wall and floor units incorporating quartz work surfaces, 1.5 bowl inset stainless steel sink unit with chrome mixer tap, electric eye level double oven, 5 ring hob with stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher, Karndean flooring, under unit and counter lighting, recessed ceiling lights, 2 radiators, double doors to garden, fitted window shutters.

**UTILITY**

Fitted with a range of modern, white, high gloss wall and base units with complimentary quartz work surfaces, 1.5 bowl inset stainless steel inset sink with chrome mixer tap, integrated automatic washing machine, Karndean flooring, internal door to garage, rear entrance door, radiator, recessed ceiling lights.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to roof space, cupboard housing hot water cylinder, radiator.

**BEDROOM ONE**

4.06m x 3.42m (13'3" x 11'2" )

Fitted wardrobes, fitted window shutters, T.V. aerial point, radiator.

**EN SUITE**

Three piece white suite comprising low flush W.C., wash hand basin set in vanity unit with chrome mixer tap, step in shower cubicle with rain fall shower head, part tiled walls, chrome ladder style radiator, recessed ceiling lights, extractor fan.

**BEDROOM TWO**

3.80m x 4.06m (12'5" x 13'3" )

Fitted window shutters, T.V. aerial point, radiator.

**EN-SUITE**

Three piece white suite comprising low flush W.C., wall hung wash hand basin with chrome mixer tap, step in shower cubicle, part tiled walls, chrome ladder style radiator, recessed ceiling lights, extractor fan.

**BEDROOM THREE**

3.24m x 3.27m (10'7" x 10'8" )

Fitted window shutters, radiator.

**BEDROOM FOUR**

3.24m x 2.78m (10'7" x 9'1" )

Fitted window shutters, telephone point, radiator.

**BATHROOM**

Three piece white suite comprising low flush WC, wash hand basin with chrome mixer tap, panel bath with shower over and shower screen, part tiled walls, recessed ceiling lights, extractor fan, chrome ladder style radiator.

**OUTSIDE**

Nestled at the end of a peaceful cul-de-sac and situated on a south-westerly facing plot. The rear garden is lawned with a paved patio seating area and enclosed by secure fence boundaries, offering a private oasis for your family. The front garden is lawned with a tarmac driveway, providing ample parking and easy access to the integral garage.

**GARAGE**

5.15m x 2.54m (16'10" x 8'3" )

Up and over door, power and light.

**ADDITIONAL INFORMATION**

A service charge will become payable once the developers have completed the site. This will be confirmed with Solicitors.

The current vendors have advised the following upgrades were added to the property when they purchased as new build:

- Quartz work surface to the kitchen and utility
- 5 ring gas hob
- Additional kitchen cupboards
- Additional tiling in the bathroom and en-suites
- Half tiled cloakroom
- Spotlights in utility, bathroom, en-suites and cloakroom
- Upgraded basin, vanity unit and shower in en-suite
- Over bath shower and shower screen added to bathroom
- Heated towel rails in bathroom and en-suites

**SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

