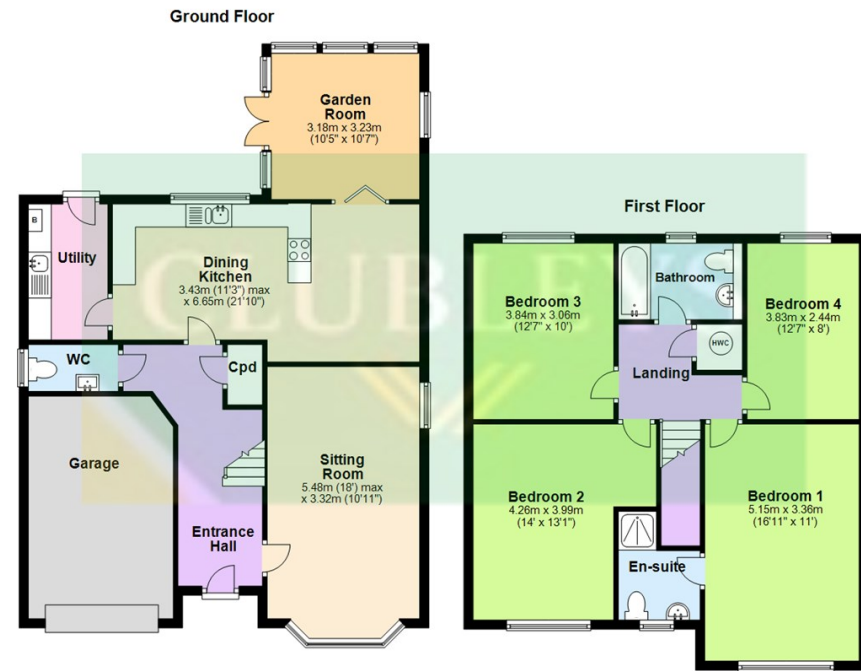




3, Birch Close,
Market Weighton, YO43 3FQ
£320,000



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

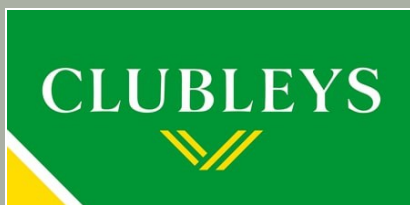
FREE VALUATIONS FOR SALE

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		92
(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.

**** EXCEPTIONAL VALUE - DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY **** Offered to the market with NO CHAIN. This contemporary family home is tucked away in a small cul de sac location. A spacious entrance hall leads off to a multitude of downstairs rooms beginning with the sitting room overlooking the front aspect. The extensive dining kitchen leads onto the utility room with convenient access to the rear garden, and to the other side a bright and airy garden room with glass paned roof to relax and enjoy the lush green views. Upstairs are four bedrooms with the master bedroom benefitting from an en suite. A contemporary family bathroom serves the other three bedrooms. Outside, the rear garden is a relaxing green space with fenced boundaries and mature shrubs adding vibrancy and interest. There is parking to the front of the property on a tarmac driveway leading to the garage. A further lawned area and a paved pathway completes the frontage. Tenure: Freehold. Council tax band: D



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Stairs leading to first floor, under stairs cupboard, radiator.

CLOAKROOM

Two piece white suite comprising low flush WC and wash hand basin set in vanity unit with tiled splashback. Tiled flooring, radiator, extractor fan.

SITTING ROOM

5.48m x 3.32m (17'11" x 10'10")

Bay window to the front elevation, two radiators, Television point, telephone point.

DINING KITCHEN

3.43m x 6.65m (11'3" x 21'9")

Fitted with a range of wall and base units with comprising complimentary work surfaces, one and a half bowl sink unit, four ring gas hob with extractor hood over. Double oven, integrated fridge freezer, integrated dishwasher. The dining kitchen benefits from a breakfast bar adding a casual seating area, the dining area provides a formal dining and entertaining spaces with doors leading to the orangery. Tiled flooring, recessed ceiling lights, radiator.

UTILITY ROOM

Range of wall and base units with complimentary work surfaces. Stainless steel sink unit, wall mounted gas fired central heating boiler. Recessed ceiling lights, rear entrance door leading to rear garden.

GARDEN ROOM

3.18m x 3.23m (10'5" x 10'7")

The orangery benefits from a air condition unit perfect for the summer months. French doors leading to the rear garden, recessed ceiling lights.

FIRST FLOOR ACCOMMODATION**LANDING**

Airing cupboard housing hot water cylinder, hatch to loft space, radiator.

BEDROOM ONE

5.15m x 3.36m (16'10" x 11'0")

Television point, telephone point, radiator.

ENSUITE

Three piece white suite comprising low flush WC,

pedestal wash hand basin and walk in shower cubicle. Partially tiled walls, tiled flooring, shaver point, recessed ceiling lights, chrome ladder style towel rail,

BEDROOM TWO

4.26m x 3.99m (13'11" x 13'1")

Television point, radiator.

BEDROOM THREE

3.84m x 3.06m (12'7" x 10'0")

Television point, radiator.

BEDROOM FOUR

3.83m x 2.44m (12'6" x 8'0")

Radiator.

BATHROOM

Three piece suite comprising low flush WC, wash hand basin set in vanity style unit, panelled bath with shower over. Tiled flooring, tiled walls, chrome ladder style towel rail.

OUTSIDE

Outside, the rear garden is a relaxing green space with fenced boundaries and mature shrubs adding vibrancy and interest. There is parking to the front of the property on a tarmac driveway leading to the garage. A further lawned area and a paved pathway completes the frontage.

ADDITIONAL INFORMATION

The vendor informs us that there is a biannual service charge for the green space area maintenance, from the period January 2023 to June 2023 the charge was £80.00.

SERVICES

Mains gas, electric, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

