



16, Lambert Close,
Market Weighton, YO43 3BE
£200,000



Total area: approx. 59.9 sq. metres (644.8 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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

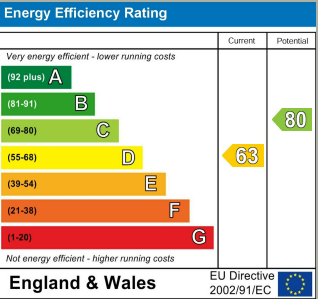
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



Offered with no onward chain, this detached two-bedroom bungalow enjoys a lovely position on an established development and features a delightful rear garden with lawn, mature flower borders and a conservatory spanning the back of the property, perfect for enjoying the outlook. The accommodation includes an entrance hall, spacious sitting room, kitchen, two bedrooms, and a shower room. Outside, the front garden is attractively planted, and a side driveway leads to a garage. The property offers an excellent opportunity for a buyer to modernise and update to their own taste, creating a comfortable home in a sought-after location. Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



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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.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC entrance door, laminate flooring, cupboard housing hot water cylinder, ceiling coving, access to loft space.

KITCHEN

3.27m x 2.00m (10'8" x 6'6")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, plumbed for automatic washer, electric oven, gas hob and extractor hood over, part tiled walls, ceiling coving, extractor fan, laminate flooring, radiator.

SITTING ROOM

4.47m max x 3.57m max (14'7" max x 11'8" max)

Coal effect gas fire set in a marble effect inset and hearth with wood surround, radiator, ceiling coving.

BEDROOM 1

3.78m plus wardrobe x 2.54m (12'4" plus wardrobe x 8'3")

Radiator, fitted wardrobe with matching bedside cabinets and over head storage, ceiling coving.

BEDROOM 2

2.51m x 3.03m (8'2" x 9'11")

Laminate flooring, ceiling coving, PVC door leading to the conservatory.

CONSERVATORY

1.78m x 5.11m (5'10" x 16'9")

Laminate flooring, PVC windows to two sides and rear entrance door.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls, laminate flooring, extractor fan, ceiling coving, radiator.

OUTSIDE

The property enjoys a delightful rear garden with a lawn, mature flower borders, and a conservatory spanning the back, perfect for enjoying the outlook. At the front, an attractively planted garden complements a side driveway leading to a garage.

GARAGE

5.15m x 3.47m (16'10" x 11'4")

Up and over door, power and light, side personnel door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

