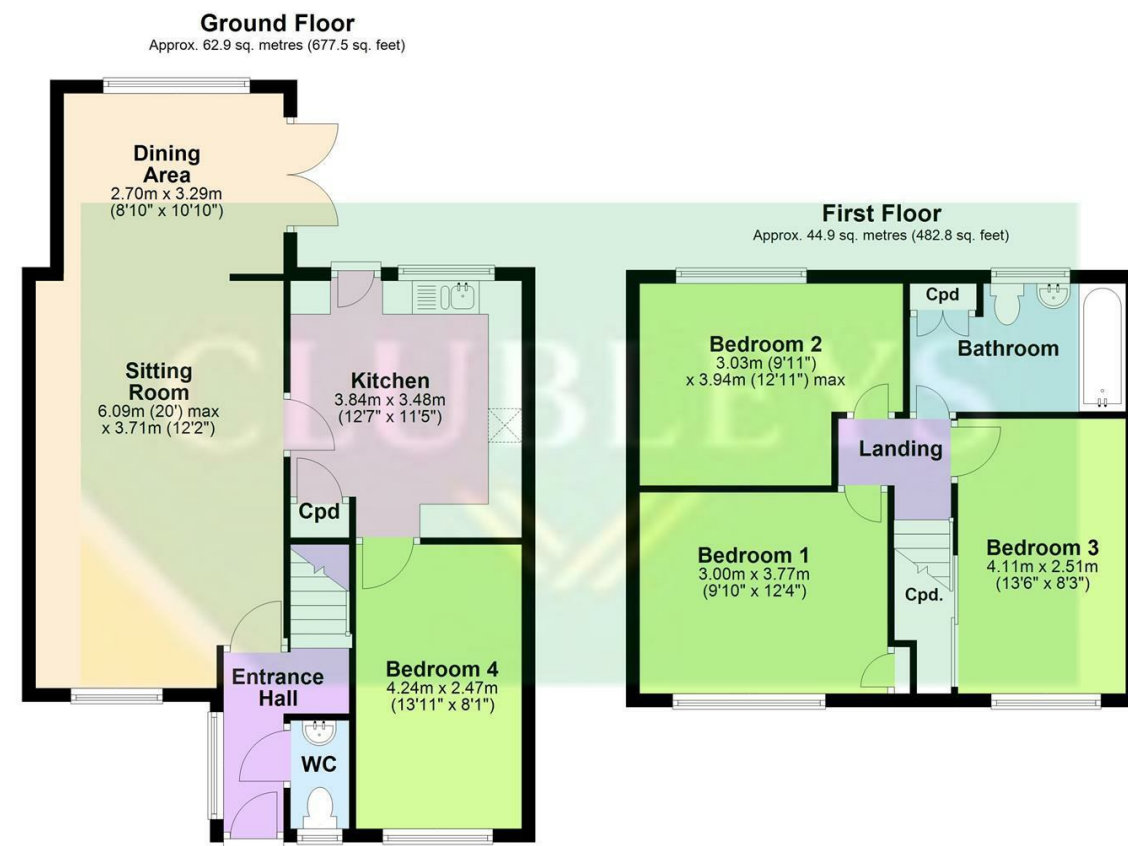




7, Old Mill Close,
Market Weighton, YO43 3DU
£265,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 74 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | 84 |
| England & Wales | |

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.

Designed with family living in mind, this extended four-bedroom semi-detached home offers an impressive amount of space both inside and out, in a highly sought-after residential location.

The welcoming entrance hall leads to a spacious dual-aspect sitting room with dining area, creating a bright and versatile living space ideal for everyday life and entertaining. The fitted kitchen is complemented by a ground floor WC and a fourth bedroom, currently offering flexibility for guests, home working or growing families.

Upstairs, there are three generously sized bedrooms and a well-proportioned family bathroom.

Outside, the rear garden has been thoughtfully arranged with paved seating areas, a lawn, pergola-covered entertaining space, mature shrubs and trees, all enclosed by fenced boundaries. To the front, a neat lawn with established planting is complemented by gravelled parking, a side driveway and garage.



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

www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, part tiled walls, radiator, access to roof space.

SITTING ROOM

6.09 x 3.71 (19'11" x 12'2")

T.V. aerial point, panelled wall, ceiling coving, radiator.

DINING AREA

2.70 x 3.29 (8'10" x 10'9")

Laminate wood flooring, radiator, double doors to garden.

KITCHEN

3.84 x 3.48 (12'7" x 11'5")

Fitted with a range of wall and base units, 1.5 bowl composite sink unit, plumbing for automatic washer, plumbing for dishwasher, stainless steel extractor hood, fitted cupboard, humidity fan, part tiled walls, tiled floor, rear entrance door,

BEDROOM FOUR

4.24 x 2.47 (13'10" x 8'1")

Telephone point, laminate wood flooring, ceiling coving.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, radiator.

BEDROOM ONE

3.00 x 3.77 (9'10" x 12'4")

Fitted cupboard, ceiling coving, radiator.

BEDROOM TWO

3.03 x 3.94 (9'11" x 12'11")

Fitted cupboard, ceiling coving, radiator.

BEDROOM THREE

4.11 x 2.51 (13'5" x 8'2")

Fitted cupboard, ceiling coving, radiator.

BATHROOM

Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, panelled bath, shower over, shower screen, part tiled walls, fitted cupboard, radiator, extractor.

OUTSIDE

Outside, the rear garden has been thoughtfully arranged with paved seating areas, a lawn, pergola-covered entertaining space, mature shrubs and trees, all enclosed by fenced boundaries. To the front, a neat lawn with established planting is complemented by gravelled parking, a side driveway and garage.

SERVICES

Mains water, electricity, gas and drainage. Full fibre internet available.

APPLIANCES

No Appliances have been tested by the Agent.

