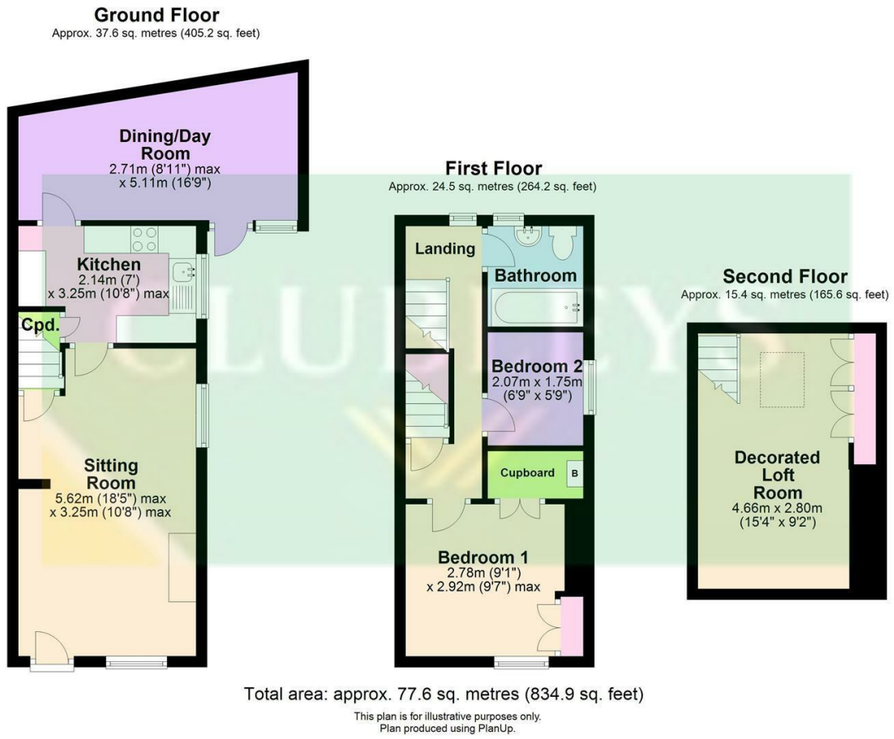


Total area: approx. 77.6 sq. metres (834.9 sq. feet)

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

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.

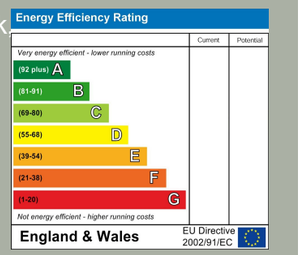
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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 (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.

CLUBLEYS

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



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.

CLUBLEYS

48, Southgate, Market Weighton, YO43 3BQ
£168,000

This charming two-bedroom cottage, centrally located, offers a spacious sitting room, fitted kitchen, and a bright day/dining room that opens onto an enclosed, low-maintenance garden. Upstairs, there are two bedrooms and a family bathroom, with stairs leading to a decorated loft space. The garden features an artificial lawn, a 17'2" x 10'2" shed with power and lighting, and secure walled and fenced boundaries, creating a private and easy-care outdoor space.
Tenure: Freehold. East Riding of Yorkshire Council BAND: A

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

SITTING ROOM
5.62m x 3.25m (18'5" x 10'7")
PVC Front entrance door, two radiators, television point, stairs to first floor.

KITCHEN
2.14m x 3.25m (7'0" x 10'7")
Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washer, part tiled walls, recess ceiling lights, ceiling coving.

DINING / DAY ROOM
2.71m x 5.11m (8'10" x 16'9")
Radiator, PVC door leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs leading to second floor.

BEDROOM ONE
2.78m x 2.92m (9'1" x 9'6")
Two fitted wardrobes one housing wall mounted gas fired central heating boiler, radiator, ceiling coving.

BEDROOM TWO
2.07m x 1.75m (6'9" x 5'8")
Radiator, dado rail, ceiling coving.

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

DECORATED LOFT SPACE
4.68m x 2.80m (15'4" x 9'2")
Two fitted wardrobes, access to eaves storage, Velux window.

OUTSIDE
The cottage benefits from a private, low-maintenance garden featuring an artificial lawn and secure walled and fenced boundaries. A generous 17’2” x 10’2” shed with power and lighting provides versatile space for storage, hobbies, or a workshop, making the garden both practical and easy to enjoy.

ADDITIONAL INFORMATION

SERVICES
Mains electricity, gas, water and drainage.

APPLIANCES
No appliances have been tested by the agent.