Total area: approx. 128.4 sq. metres (1382.5 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.

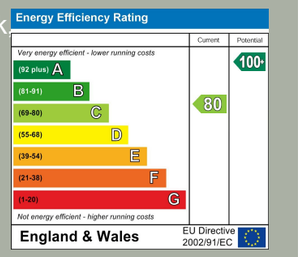
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

12, Houghton Close, Market Weighton, YO43 3FZ
Offers Over £325,000

Designed for family life without compromising on privacy, this four-bedroom detached home combines generous living space with a superb main bedroom suite occupying the entire top floor. The full-width rear sitting room feels calm and secluded, with two sets of French doors connecting naturally to the landscaped, low-maintenance garden. At the front, a spacious contemporary kitchen-diner creates an easy setting for everyday meals and entertaining, complemented by a ground-floor WC. Three well-proportioned bedrooms sit on the first floor, including one en-suite, alongside the family bathroom. Above, the impressive main bedroom enjoys its own en-suite shower room and a real sense of separation. Outside, paved seating, artificial lawn, established planting and a covered BBQ area create an inviting private garden. Gated rear access leads to a second driveway and garage, adding valuable parking and practicality.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D

rightmove www.clubleys.com ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, stairs to first floor, understairs cupboard, recessed ceiling lights, radiator.

W.C.
Two piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer tap, tiled splashback, tiled floor, recessed ceiling lights, extractor, radiator.

KITCHEN DINER
5.48 x 3.11 (17'11" x 10'2")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, chrome mixer taps, extractor hood, integrated dishwasher, integrated fridge/freezer, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, rear entrance door, recessed ceiling lights, tiled floor, part tiled walls, radiator.

SITTING ROOM
3.49 x 6.22 (11'5" x 20'4")
T.V. aerial point, radiator, double french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs to second floor fitted cupboard housing hot water cylinder, recessed lighting, radiator.

BEDROOM TWO
4.20 x 3.18 (13'9" x 10'5")
Fitted wardrobes, T.V. aerial point radiator.

EN SUITE
Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, step in shower cubicle, recessed ceiling lights, tiled floor, part tiled walls, chrome ladder towel rail, extractor.

BEDROOM THREE
3.47 x 3.16 (11'4" x 10'4")
T.V. aerial point, radiator.

BEDROOM FOUR
2.51 x 2.97 (8'2" x 9'8")
T.V. aerial point, radiator.

BATHROOM
Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, panelled bath, shower over, shower screen, tiled floor, part tiled walls, recessed ceiling lights, cladding, extractor.

SECOND FLOOR ACCOMMODATION

LANDING
Recessed ceiling lights.

BEDROOM ONE
4.21 x 4.18 (13'9" x 13'8")
Two veluxes, under eaves storage, T.V. aerial point, radiator.

EN SUITE
Three piece suite comprising low flush W.C., pedestal wash hand basin, chrome mixer taps, step in shower cubicle, tiled floor, part tiled walls, velux windows, cladding, extractor.

OUTSIDE
The property features a private, low-maintenance rear garden with paved seating areas, an artificial lawn, decorative gravel, mature shrubs, and a covered BBQ space, ideal for relaxing or entertaining. Rear gated access leads to a second driveway and garage, while the front offers established planting and a gravelled driveway, enhancing its kerb appeal.

GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.