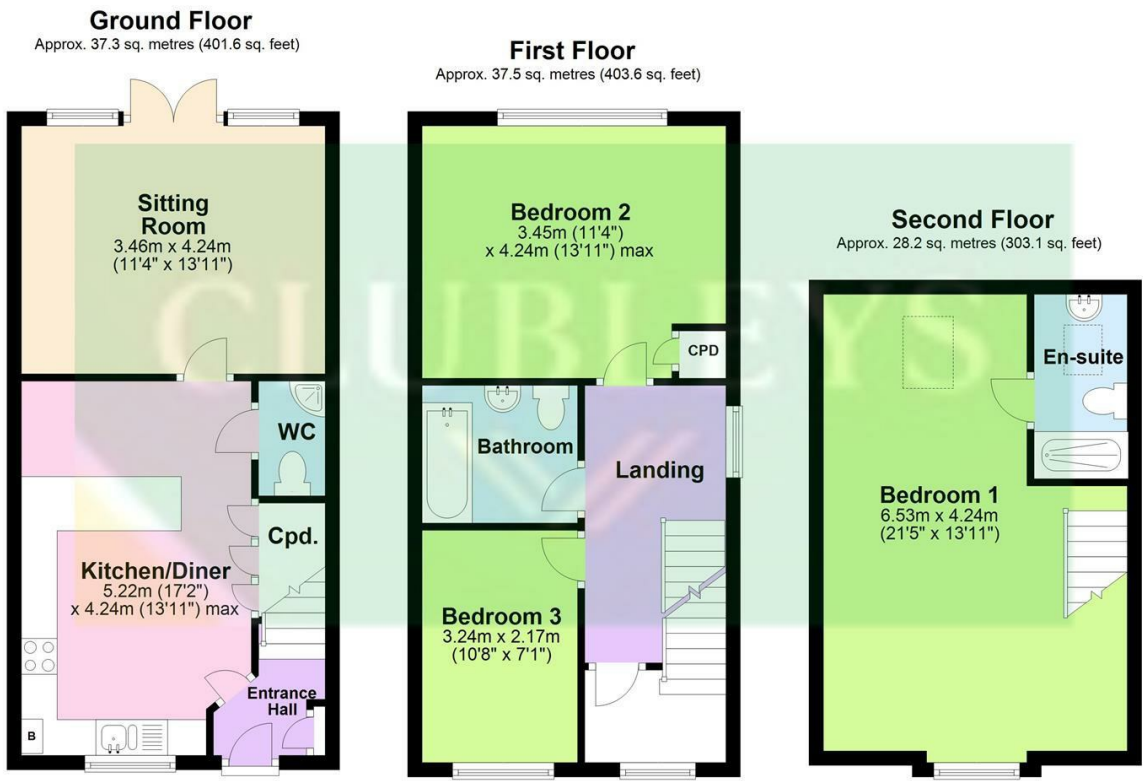




49, Hird Avenue,
Market Weighton, YO43 3RS
£259,995



Total area: approx. 103.0 sq. metres (1108.3 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.

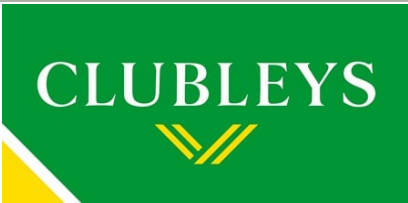
MATERIAL INFORMATION

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.

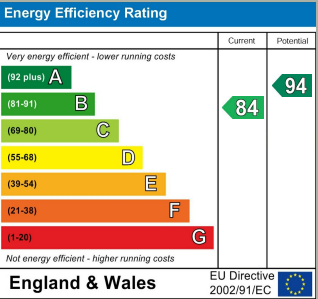
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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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YO43 3AL
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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.



This extremely well-presented, move-in-ready three-bedroom, three-storey townhouse is perfectly positioned on a larger-than-average end-of-street plot, boasting a generous south-east facing garden and driveway for two cars. The ground floor features a spacious kitchen with integrated appliances, breakfast bar, and dining area, flowing into a bright sitting room with French doors opening onto the private garden, ideal for entertaining or relaxing. A convenient downstairs WC and entrance hall with stairs to the first floor complete the layout. Upstairs, two well-proportioned bedrooms share a modern family bathroom, while the top floor is dedicated to a generous main bedroom with Velux window and contemporary en-suite. Outside, the lawned garden wraps around the side with a patio area and gated access, offering both space and privacy in a sought-after location. Tenure: Freehold. East Riding of Yorkshire Council BAND: C



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Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, luxury vinyl flooring, fitted cupboard. radiator.

KITCHEN/DINER

5.22 x 4.24 (17'1" x 13'10")
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over. integrated fridge/freezer, integrated dishwasher, integrated washing machine, Breakfast Bar, luxury vinyl flooring, radiator.

WC

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, luxury vinyl flooring, radiator.

SITTING ROOM

3.46 x 4.24 (11'4" x 13'10")
T.V. aerial point, luxury vinyl flooring, radiator, PVC french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator.

BEDROOM 2

3.45 x 4.24 (11'3" x 13'10")
Fitted cupboard, radiator.

BEDROOM 3

3.24 x 2.17 (10'7" x 7'1")
Two radiators.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, tiled floor, chrome heated towel rail, recessed ceiling lights.

SECOND FLOOR ACCOMMODATION

BEDROOM 1

6.53 x 4.24 (21'5" x 13'10")
Two velux windows, radiator.

EN-SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, extractor.

OUTSIDE

The property sits on a larger-than-average plot, with a south-east facing rear and side garden laid mainly to lawn, complemented by a paved patio area, perfect for outdoor dining and entertaining. Fence boundaries provide privacy, while gated side access offers convenience. At the front, a driveway provides off-road parking for two cars, completing the attractive, low-maintenance exterior.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £40.89 per annum maintenance charge. This will be confirmed with Solicitors.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

