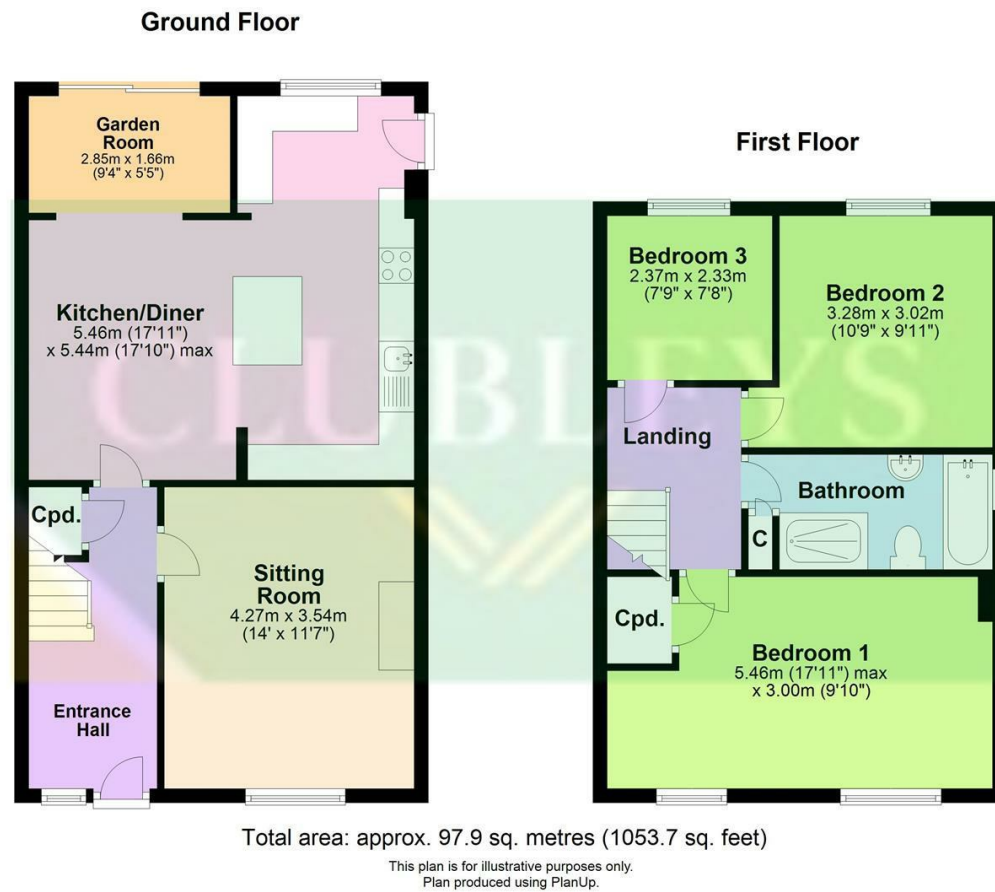




7, Sandfield Close,
Market Weighton, YO43 3ET
Offers Over £240,000



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 (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.



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mw@clubleys.com
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	83
EU Directive 2002/91/EC			

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 wonderful three bedroom semi detached house has everything required for a family home. The front entrance hall has a light and airy feel and leads to a bright sitting room. The main hub of the house is the extended modern open plan kitchen with dining area and garden room, which provides a great space for family or entertaining. The kitchen offers fitted wall and base units including a central island with breakfast bar, all of which have complementary work surfaces. Integral appliances include an oven, hob with extractor hood over, fridge, freezer, dishwasher and washing machine. The sleeping accommodation is made up of two double and one good sized single bedroom. A modern family bathroom and offers a panelled bath, separate shower cubicle with mains fed shower, hand basin and WC. Externally, there are front and rear gardens which are mainly laid to lawn, the front having a block paved driveway providing ample off street parking and access to the garage, which measures approximately 24ft by 12ft. A covered seating area and further paved patio area to the rear is the ideal place to relax. Internal inspection is required to appreciate the high specification finish throughout.

TENURE: Freehold. Council Tax East Riding of Yorkshire Council- Band B



www.clubleys.com



LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Pvc front entrance door, radiator, ceiling coving, tiled floor, staircase to first floor, understairs cupboard.

SITTING ROOM

4.27m x 3.54m (14'0" x 11'7")

Decorative fire surround with coal effect gas fire inset, wooden surround and composite hearth, radiator, ceiling coving, TV aerial point, recessed ceiling lights.

OPEN PLAN KITCHEN/DINER

5.46m x 5.44m (17'10" x 17'10")

Fitted with a range of wall and floor units, having complimentary work surfaces, electric oven, gas hob with extractor hood over, integral fridge, freezer, washing machine and dishwasher, island unit with breakfast bar, recessed ceiling lights, tiled floor, decorative vertical radiator, Pvc rear entrance door.

GARDEN ROOM

2.85m x 1.66m (9'4" x 5'5")

French doors to rear garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to part boarded loft space with loft ladder which houses wall mounted gas fired central heating boiler, ceiling coving.

BEDROOM ONE

5.46m max x 3.00m (17'10" max x 9'10")

Fitted cupboard, radiator.

BEDROOM TWO

3.28m x 3.02m (10'9" x 9'10")

Radiator.

BEDROOM THREE

2.37m x 2.33m (7'9" x 7'7")

Radiator.

BATHROOM

Four piece white suite comprising panelled bath, low flush wc, pedestal wash hand basin, step in shower cubicle, recessed lighting, ladder style heated towel rail, tiled floor, fully tiled walls, fitted cupboard, extractor fan.

OUTSIDE

To the rear of the property immediately beyond the house is a covered seating area with lawned garden beyond. Paved patio and pathway to the side and rear with shrub borders, Fenced boundaries and gated access. To the front is a block paved driveway providing off street parking and access to the garage.

GARAGE

7.32m x 3.70m (24'0" x 12'1")

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

ADDITIONAL INFORMATION

A new residential development is currently being constructed to the rear of the property. The properties immediately to the rear are expected to be completed by Summer 2026.

SERVICES

Mians water, gas electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

