

37, Kings Court,
Market Weighton, YO43 3FN
£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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Occupying a tucked-away corner position within a well-established development, this three-bedroom townhouse offers a thoughtfully designed layout, generous accommodation and a garden that provides a welcome sense of space and privacy.

The ground floor features an entrance hall, WC, fitted kitchen and a bright sitting room with dining space overlooking the sunny rear garden. On the first floor are two generous double bedrooms and a spacious family bathroom, while the top floor is dedicated to the principal suite, complete with a walk-in wardrobe and en-suite shower room.

Outside, the enclosed garden combines a paved seating area with lawn and useful side access, creating an enjoyable outdoor space that is both practical and easy to maintain. Further benefits include a garage and private parking.

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



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, tiled floor, radiator, stairs to first floor.

W.C.

Two piece white suite comprising low flush W.C., wash hand basin, radiator, tiled floor, extractor.

KITCHEN

3.92 x 1.91 (12'10" x 6'3")

Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, electric oven and hob, extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, recessed ceiling lights, radiator.

SITTING ROOM

4.79 x 4.10 (15'8" x 13'5")

T.V. aerial point, laminate wood flooring, vertical radiator, PVC french doors to garden.

FIRST FLOOR**LANDING**

Stairs to second floor, radiator.

BEDROOM TWO

2.94 x 4.10 (9'7" x 13'5")

Radiator.

BEDROOM THREE

3.47 x 4.10 (11'4" x 13'5")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, matching shower attachment, pedestal wash hand basin, low flush W.C., vertical heated towel rail, recessed ceiling light, extractor.

SECOND FLOOR**LANDING****MASTER BEDROOM**

5.30 x 3.09 (17'4" x 10'1")

Access to roof space, sliding mirrored doors to Dressing Area, velux window, rail and shelved, fitted cupboard housing hot water cylinder.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, part tiled walls, tiled floor, velux window, vertical heated towel rail.

OUTSIDE

Outside, the enclosed garden combines a paved seating area with lawn and useful side access, creating an enjoyable outdoor space that is both practical and easy to maintain. Further benefits include a garage and private parking.

GARAGE

Roller door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

