Ground Floor

Approx. 73.6 sq. metres (792.5 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 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

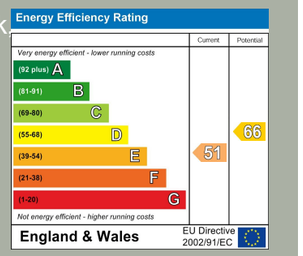
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.

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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.

Apartment 8, 44A, High Street, Market Weighton, YO43 3AH
£150,000







Occupying an enviable top-floor position in the heart of Market Weighton, this well-presented two-bedroom apartment offers approximately 793 sq ft of accommodation and enjoys views over the town centre and neighbouring All Saints' Church. Designed for modern living, the property centres around a spacious open-plan kitchen, dining and living area, creating a bright and sociable space ideal for both relaxing and entertaining. Elevated above the town centre, the apartment benefits from an abundance of natural light and a pleasant sense of privacy, whilst remaining just moments from local shops, cafés and everyday amenities.
The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, complemented by a separate family bathroom. The versatile layout is equally suited to first-time buyers, professionals, downsizers and investors alike.
Combining the convenience of town centre living with a bright elevated outlook, the property also benefits from an allocated parking space and is offered to the market with the added advantage of No Onward Chain.
Leasehold property. A new 999-year lease will be granted upon completion. Upon the final sale within the block, the owners will form a management company, with further details available on request.
Tenure: Leasehold. East Riding of Yorkshire Council BAND: A

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Entrance door, luxury vinyl tiling, wall mounted electric heater.

OPEN PLAN LIVING KITCHEN
Luxury vinyl tiling, two wall mounted electric heaters, fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, double oven, electric hob, extractor hood over, part tiled walls, plumbing for automatic washing machine, T.V. aerial point, telephone point, velux window.

BEDROOM ONE
T.V. aerial point, wall mounted electric heater.

EN SUITE
Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, tiled floor, velux window, chrome heated towel rail, recessed ceiling lights, extractor.

BEDROOM TWO
T.V. aerial point, wall mounted electric heater.

BATHROOM
Three piece suite comprising panelled bath, shower over, shower cubicle, wash hand basin set in vanity unit, low flush W.C., tiled floor, part tiled walls, chrome heated towel rail, recessed ceiling lights, extractor, cupboard housing hot water cylinder.

OUTSIDE
Allocated parking space.

ADDITIONAL INFORMATION
Upon successful completion of the final sale within the Block, the new owners will form the Management Company.

The length of the Lease will be 999 years as of the date of completion.

SERVICES
Mains water, electricity and drainage.

APPLIANCES
No Appliances have been tested by the Agent.











