

Total area: approx. 68.6 sq. metres (738.2 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.

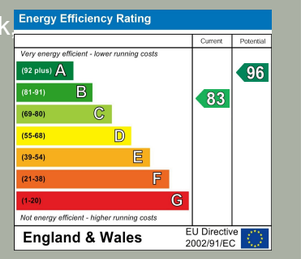
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

39, Young Drive, Market Weighton, YO43 3RL
£195,000







REDUCED BY £5000.
Calm, light and beautifully kept, this three-bedroom semi-detached home has an easy, welcoming feel from the moment you step inside. The entrance hall leads to a smart fitted kitchen at the front, while the sitting room spans the rear of the house, overlooking the garden with French doors opening directly outside, creating a lovely connection between the living space and garden. A ground-floor WC adds everyday practicality. Upstairs are three bedrooms and a well-presented bathroom, all continuing the home's bright, considered feel. Outside, the rear garden is mainly lawned with a paved seating area, established borders and gated access to the front. Off-street parking completes the picture. Exceptionally well cared for and ready to enjoy, this is a home that would work equally well for first-time buyers, young families or those looking to downsize.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMNMODATION COMPRISES

ENTRANCE HALL
3.38m x 1.08m (11'1" x 3'6")
Front entrance door, radiator, stairs leading to the first floor.

WC
1.89m x 0.91m (6'2" x 2'11")
Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, extractor fan.

KITCHEN
3.38m x 2.23m (11'1" x 7'3")
Fitted with a range of wall and base units incorporating work surfaces, a 1.5-bowl stainless steel sink unit, an electric oven, and a ceramic hob with an extractor hood over. There is a cupboard housing the wall-mounted gas-fired central heating boiler, plumbing for an automatic washing machine and dishwasher, recessed ceiling lights, and an extractor fan.

SITTING ROOM
4.33m x 4.36m (14'2" x 14'3")
Two radiators, TV aerial point, fitted cupboard, PVC French doors leading to the garden.

FIRST FLOOR ACCOMMODATION

LANDING
2.97m x 1.90m (9'8" x 6'2")
Access to loft space.

BEDROOM 1
4.12m x 2.40m (13'6" x 7'10")
Radiator, TV aerial point.

BEDROOM 2
3.64m x 2.39m (11'11" x 7'10")
Radiator.

BEDROOM 3
2.73m x 1.85m (8'11" x 6'0")
Radiator.

BATHROOM
1.88m x 1.86m (6'2" x 6'1")
Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, recessed ceiling lights, extractor fan.

OUTSIDE
Outside, the rear garden is mainly lawned with a paved seating area, established borders and gated access to the front. Off-street parking completes the picture.

ADDITIONAL INFORMATION
The vendor informs us that the property is subject to a maintenance charge, payable twice yearly. The amount may be subject to change and should be confirmed by the purchaser's solicitor as part of the conveyancing process.

SERVICES
Mains water, gas, electricity and drainage.,

APPLIANCES
No appliances have been tested by the agent.



