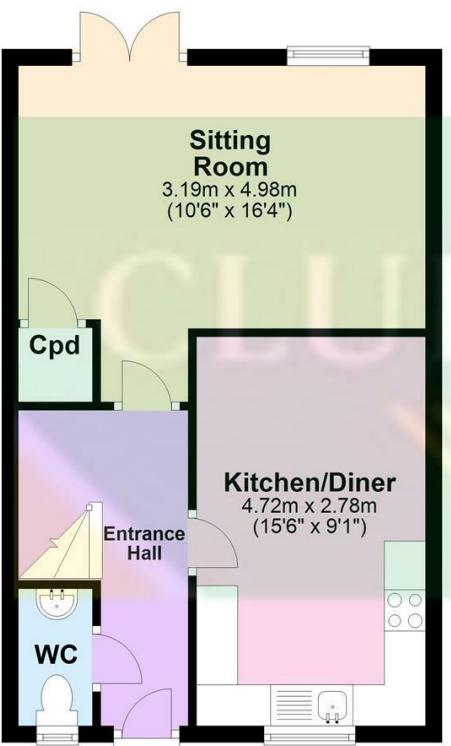


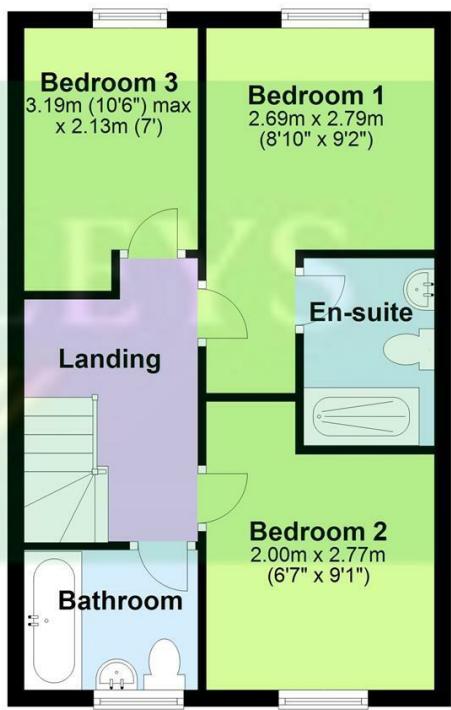
Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



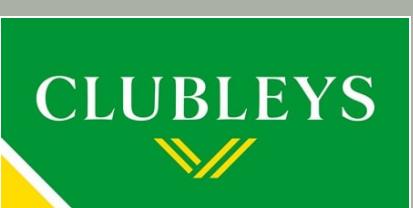
First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)

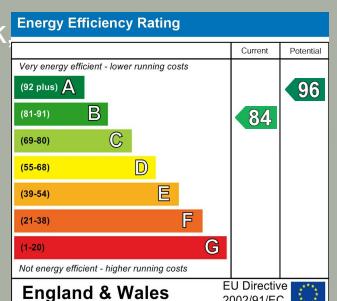


Total area: approx. 79.8 sq. metres (858.9 sq. feet)

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.	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.
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.	



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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 three-bedroom modern semi-detached family home is presented in excellent condition throughout and offers bright, spacious, and well-designed accommodation ideal for contemporary living. The property features a welcoming entrance hall with stairs to the first floor and a convenient downstairs WC, a neutral kitchen diner, and an impressive full-width rear sitting room with a useful storage cupboard and French doors opening onto a sunny rear garden. Upstairs are three well-proportioned bedrooms, including the main bedroom with en-suite, along with a modern family bathroom. Externally, the rear garden boasts a paved seating area, lawn, plants and shrubs, and a central pathway leading to a gate with access to a private driveway, all enclosed by fence boundaries, while the front garden is also lawned, making this an ideal family home offering space, comfort, and modern living.

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



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate wood floor, stairs to first floor, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, part panelled walls, extractor, radiator.

KITCHEN/DINER

4.72 x 2.78 (15'5" x 9'1")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl ceramic sink unit, electric oven, gas hob, extractor hood over, plumbing for automatic washing machine, cupboard housing wall mounted gas fired central heating boiler, radiator.

SITTING ROOM

3.19 x 4.98 (10'5" x 16'4")

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

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

2.69 x 2.79 (8'9" x 9'1")

T.V. aerial point, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, extractor, radiator.

BEDROOM TWO

2.00 x 2.77 (6'6" x 9'1")

Radiator.

BEDROOM THREE

3.19 x 2.13 (10'5" x 6'11")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, matching shower attachment, pedestal wash hand basin, low flush W.C., tiled splashback, part tiled walls, radiator.

OUTSIDE

Externally, the property features a sunny, fully

enclosed rear garden with a paved seating area, lawn, plants and shrubs, along with a pathway leading to a gate with access to the private driveway. The front garden is lawned, adding to the home's attractive kerb appeal.

ADDITIONAL INFORMATION

The vendor informs us that there is currently a £142.85 service charge twice yearly. This will be confirmed with Solicitors.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

