CLUBLEYS

39, Langdale Road, Market Weighton, YO43 3DG

£230,000







Situated within a well-established residential area, this beautifully extended three bedroom semi-detached home has been thoughtfully enhanced by the current owner to create a spacious and inviting home.

The welcoming sitting room features a charming log burner, creating a cosy focal point, and flows seamlessly into a dedicated dining area, ideal for both everyday living and entertaining. To the rear, the contemporary fitted kitchen has been extended to incorporate a comfortable snug, offering a versatile additional living space perfect for relaxing.

The first floor comprises three well proportioned bedrooms together with a modern family bathroom beautifully appointed with a modern four piece suite.

Externally, there is an enclosed rear garden, predominantly laid to lawn and complemented by a generous patio, providing the perfect setting for outdoor dining and summer entertaining. A detached garage is accessed via the driveway, while and additional gravelled parking area offers ample off-street parking.

Tenure: Freehold. East Riding of Yorkshire Council Tax BAND: A.

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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
Entered via a composite front entrance door with opaque panels to either side, having engineered oak wood flooring, stairs to the first floor with under stairs cupboard housing wall mounted gas fired central heating boiler, vertical radiator, and coving to the ceiling.

SITTING ROOM/DINING AREA
6.71m x 3.53m (22'0" x 11'6")
Double glazed window to the front elevation, double radiator, engineered oak flooring, log burner with wooden mantle, and coving to the ceiling.

Dining Area: Engineered oak flooring, coving to the ceiling, and vertical radiator.

OPEN PLAN KITCHEN
4.76m x 4.99m (15'7" x 16'4")
Fitted with a range of floor and wall units, working surfaces incorporating composite sink unit with mixer tap, electric hob with extractor hood above, integrated Bosch electric oven and fridge/freezer, plumbing for a washing machine. Recess lighting, coving to the ceiling, vertical radiator, double glazed window to the rear elevation and double doors to the rear garden.

CLOAKROOM/WC
0.80m x 1.62m (2'7" x 5'3")
Fitted suite comprising low flush WC, hand basin in vanity unit, extractor fan, and radiator.

LANDING
Access to the loft space via a pull down ladder which is part boarded, with power and light connected. Double glazed window to the side elevation and coving to the ceiling.

BEDROOM ONE
3.38m x 2.79m (11'1" x 9'1")
Fitted wardrobes to one wall, radiator, and a double glazed window to the rear elevation.

BEDROOM TWO
3.25m x 2.71m (10'7" x 8'10")
Double glazed window to the front elevation, coving to the ceiling, and a radiator.

BEDROOM THREE
2.28m x 2.65m (7'5" x 8'8")
Double glazed window to the front elevation, coving to the ceiling, and a radiator.

BATHROOM
Four piece fitted suite comprising low flush WC, wash hand basin set in vanity unit, panelled bath, shower cubicle, heated ladder style towel radiator, fully tiled walls and floor, opaque double glazed windows to the rear and side elevation.

OUTSIDE
Enclosed rear garden is mostly laid to lawn with patio seating area. The garden also benefits from outside sockets and tap. Driveway leading to a detached garage with additional gravelled area.

ADDITIONAL INFORMATION

APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains water, gas, electricity and drainage.

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Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

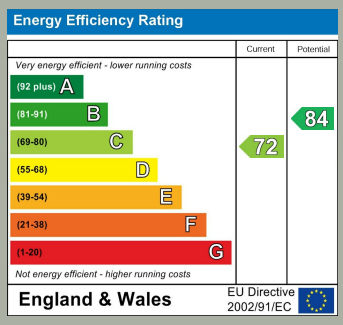
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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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.