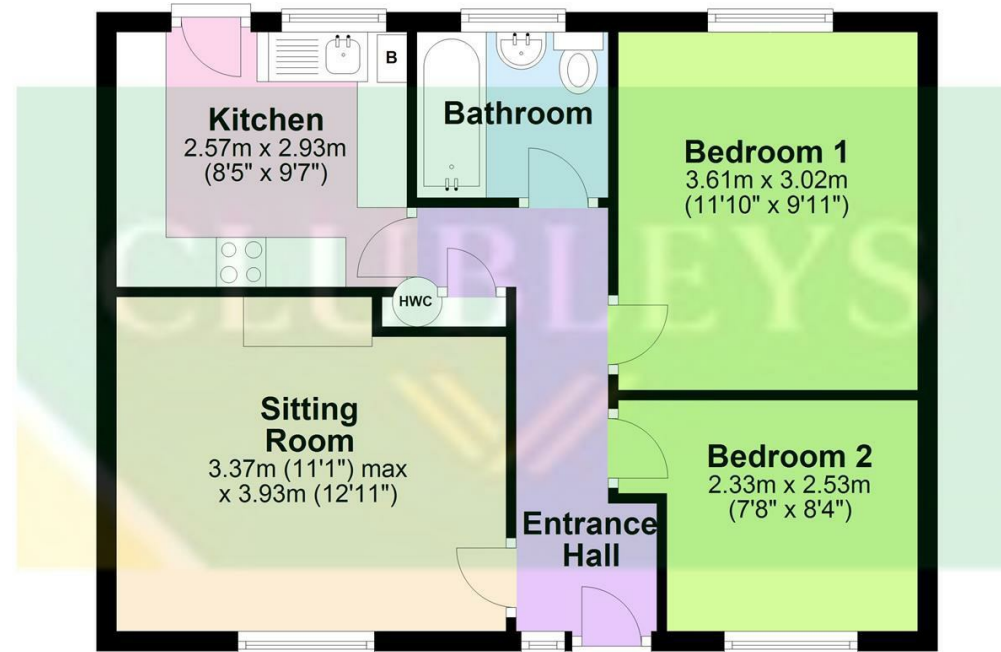




21, Sancton Road,  
Market Weighton, YO43 3DD  
Offers Over £150,000

### Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



Total area: approx. 48.8 sq. metres (525.1 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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto: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.



60 - 64 Market Place, Market Weighton, York  
YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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.

A well-presented and well-maintained two-bedroom semi-detached bungalow, set in a desirable non-estate location, boasting a generous frontage with off-road parking and a spacious rear garden. The accommodation comprises an inviting entrance hall, a charming sitting room with an open fireplace, a fitted kitchen with access to the rear, two comfortable bedrooms, and a bathroom. Externally, the front garden is laid to lawn with a gravelled parking area, while the rear features a paved seating area leading onto a good-sized lawn, all enclosed by fencing for privacy.

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



[www.clubleys.com](http://www.clubleys.com)



#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

PVC front entrance door, fitted cupboard housing hot water cylinder, ceiling coving, radiator.

##### SITTING ROOM

3.37m max x 3.93m (11'0" max x 12'10")  
 Open fire with decorative tiled fireplace, tiled hearth and wooden surround, T.V. aerial point, telephone point, ceiling coving, radiator.

##### KITCHEN

2.57m x 2.93m (8'5" x 9'7")  
 Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, electric oven, gas hob, extractor hood, part tiled walls, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, radiator, PVC rear entrance door.

##### BEDROOM ONE

3.61m x 3.02m (11'10" x 9'10")  
 Ceiling coving, radiator.

##### BEDROOM TWO

2.33m x 2.53m (7'7" x 8'3")  
 T.V. aerial point, ceiling coving, radiator.

##### BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush W.C., part tiled walls, access to loft space.

##### OUTSIDE

The property features a generous frontage with off-road parking and a lawned garden. At the rear, there is a paved seating area leading to a good-sized lawn, all fully enclosed by fencing.

##### ADDITIONAL INFORMATION

##### SERVICES

Mains water, electricity, gas and drainage.

##### APPLIANCES

No Appliances have been tested by the Agent.

