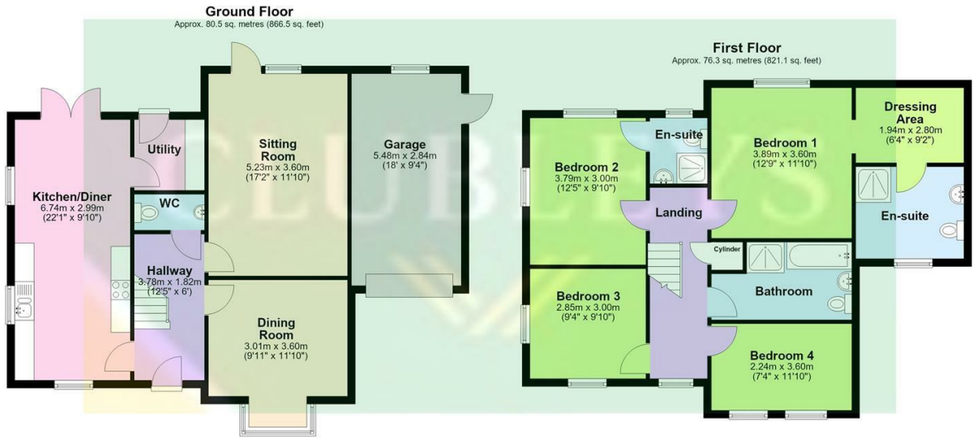


Total area: approx. 156.8 sq. metres (1687.6 sq. feet)

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.

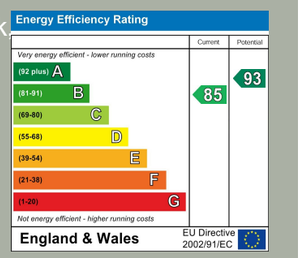
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

Oakdale House, 5 Lister Gardens, Market Weighton, YO43 3SD
£450,000

Set on a generous and particularly private plot, with established gardens extending to three sides, this four-bedroom detached home enjoys an excellent position with sunshine across the gardens throughout the day and into the evening. Inside, the well-proportioned accommodation is ideally suited to modern family life. The dual-aspect kitchen diner features integrated appliances and opens through French doors onto the rear garden, with a separate utility room alongside. The spacious sitting room enjoys views across the gardens, while a second reception room offers flexibility as a formal dining room, home office, snug or playroom. Upstairs are four well-proportioned bedrooms, two benefiting from en-suite facilities, together with a family bathroom. Outside is a particular feature of the property, with established gardens predominantly laid to lawn, complemented by patio seating areas positioned to make the most of the sun throughout the day. The gardens offer a high degree of privacy and provide an excellent setting for outdoor dining and entertaining. A substantial block-paved driveway provides ample off-street parking and access to the integral garage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: E.

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CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire Council
Band: E

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, part panelled walls, stairs leading to the first floor with cupboard under.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin, half tiled walls, extractor fan.

SITTING ROOM
5.23m x 3.60m (17'1" x 11'9")
Electric fire, two radiators, PVC door leading to the garden.

DINING ROOM/OFFICE
3.01m x 3.60m (9'10" x 11'9")
Bay window, radiator.

KITCHEN/DINER
6.74m x 2.99m (22'1" x 9'9")
Fitted with a range of wall and base units incorporating work surfaces, a 1.5-bowl stainless steel sink unit, an eye-level double oven, a gas hob with pan drawers below and an extractor hood above, an integrated dishwasher and an integrated fridge freezer. Two radiators and French doors leading to the garden.

UTILITY
Fitted base units comprising work surfaces, plumbed for an automatic washer, PVC rear entrance door, extractor fan, wall mounted gas fired central heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space. Airing cupboard housing hot water cylinder.

BEDROOM 1
3.89m x 3.60m (12'9" x 11'9")
Radiator.

DRESSING ROOM
1.94m x 2.80m (6'4" x 9'2")
Radiator.

EN-SUITE
Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, recessed ceiling lights, extractor fan.

BEDROOM 2
3.79m x 3.00m (12'5" x 9'10")
Radiator.

EN-SUITE
Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, recessed ceiling lights, extractor fan, chrome heated towel rail.

BEDROOM 3
2.85m x 3.00m (9'4" x 9'10")
Radiator.

BEDROOM 4
2.24m x 3.60m (7'4" x 11'9")
Radiator.

BATHROOM
Four piece white suite comprising panelled bath, pedestal wash hand basin, low flush WC, step in shower cubicle, part tiled walls, recessed ceiling lights, extractor fan, chrome heated towel rail.

OUTSIDE
Outside is a particular feature of the property, with established gardens predominantly laid to lawn, complemented by patio seating areas positioned to make the most of the sun throughout the day. The gardens offer a high degree of privacy and provide an excellent setting for outdoor dining and entertaining. A substantial block-paved driveway provides ample off-street parking and access to the integral garage.

GARAGE
5.48m x 2.84m (17'11" x 9'3")
Electric door, side personal door, power and light.

ADDITIONAL INFORMATION
The vendor informs us that the property is subject a maintenance charge of £390.00 per annum. However, this may be subject to change and will be confirmed by solicitors.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.