

Total area: approx. 94.0 sq. metres (1011.4 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.

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.

CLUBLEYS

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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

47, Bedale Road, Market Weighton, YO43 3DL
£210,000



A family home with the room to properly spread out, this spacious three-bedroom semi-detached property stands out for its generous proportions, recently fitted kitchen-diner and position within a quiet area, making it an ideal setting for family life. An entrance hall with WC and staircase leads through to a dual-aspect sitting room, with French doors opening directly onto the rear garden. The kitchen is the real focal point: fitted in a deep blue finish with attractive worktops, integrated appliances, excellent storage and ample space for family meals or entertaining. Upstairs are three good-sized bedrooms and a spacious family bathroom. Outside, the rear garden is mainly lawned with fenced boundaries and gated side access. To the front, there is ample off-street parking.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

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ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC Front entrance door, stairs to first floor, radiator.

W.C.
Low flush WC, pedestal hand wash basin, radiator.

SITTING ROOM
6.10m x 3.73m (20'0" x 12'2")
Dual aspect, French doors leading to garden, ceiling coving, radiator.

KITCHEN/DINING ROOM
8.23m max x 3.49m max (27'0" max x 11'5" max)
Fitted with a range of wall and base units comprising quartz work surface, splashback and upstand, inset stainless steel sink unit, Neff electric hob with extractor hood over, Neff electric eye level double oven, integral dishwasher, integral fridge and freezer, recessed ceiling lights, radiator x 2, PVC rear entrance door, under stairs cupboard, laminate wood flooring.

FIRST FLOOR ACCOMMODATION

LANDING
Access to roof space, radiator.

BEDROOM ONE
3.16m x 3.80m (10'4" x 12'5")
Access to eaves storage, fitted cupboard with shelving, radiator.

BEDROOM TWO
3.80m max x 4.09m max (12'5" max x 13'5" max)
Radiator.

BEDROOM THREE
2.92m max x 4.01m max (9'6" max x 13'1" max)
Radiator, ceiling cupboard.

BATHROOM
Three piece white suite comprising low flush WC, wash hand basin set on vanity unit with tiled splash back, 'P' shaped bath with shower over and shower screen, wet wall panels, traditional heated towel radiator.

OUTSIDE
The rear garden is mainly lawned with fenced boundaries and gated side access. To the front, there is ample off-street parking.

ADDITIONAL INFORMATION

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 1000 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.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.







