

Total area: approx. 107.7 sq. metres (1158.8 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

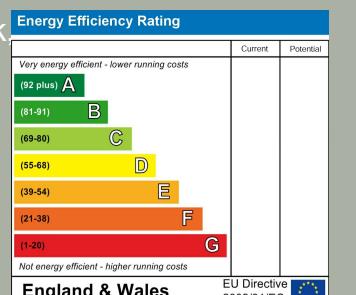
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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.



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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.



Hotham Park Developments place great thought and care into every home they build, with sophisticated design features both internally and externally, and the use of high-quality materials of the utmost importance in creating the ideal home for you and your family. Plot 16, The Lund, is a spacious three-bedroom detached home offering accommodation arranged over two floors, with the current stage of construction allowing flexibility in the internal layout, including the option for the kitchen/dining room and sitting room to be positioned either to the front or rear of the property. Briefly comprising an entrance hall, cloakroom, living room, kitchen/dining room and utility room, with three bedrooms to the first floor including a principal bedroom with en-suite, along with a family bathroom. Externally, the property benefits from a spacious garage, off-street parking and a family-sized garden. The property is Freehold and falls under East Riding of Yorkshire Council, with Council Tax Band TBC.



THE ACCOMMODATION COMPRISSES

ENTRANCE HALL

Front entrance door, stairs to first floor.

CLOAKROOM

Low flush W.C., wash hand basin, tiled floor.

LIVING ROOM

3.39 x 6.36 (11'1" x 20'10")

DINING KITCHEN

4.81 x 3.44 (15'9" x 11'3")

High quality bespoke designed kitchens with high quality worktops

Wine cooler

Electric oven

Microwave

Hob and extractor canopy

Integrated fridge/freezer

Dishwasher

Recessed ceiling spotlights

Tiled or laminate flooring

UTILITY

1.80 x 1.70 (5'10" x 5'6")

Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

4.33 x 3.44 (14'2" x 11'3")

EN SUITE

High quality white suite

Chrome taps and fittings

Shaver sockets or illuminated mirror power points

Recessed ceiling spotlights

Half tiled walls

Tiled floors

Heated chrome towel rail

BEDROOM TWO

3.39 x 3.44 (11'1" x 11'3")

BEDROOM THREE

2.59 x 2.79 (8'5" x 9'1")

BATHROOM

High quality white suite

Chrome taps and fittings

Shaver sockets or illuminated mirror power points

Recessed ceiling spotlights

Half tiled walls

Tiled floors

Heated chrome towel rail

OUTSIDE

Family sized garden with fence boundaries.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

