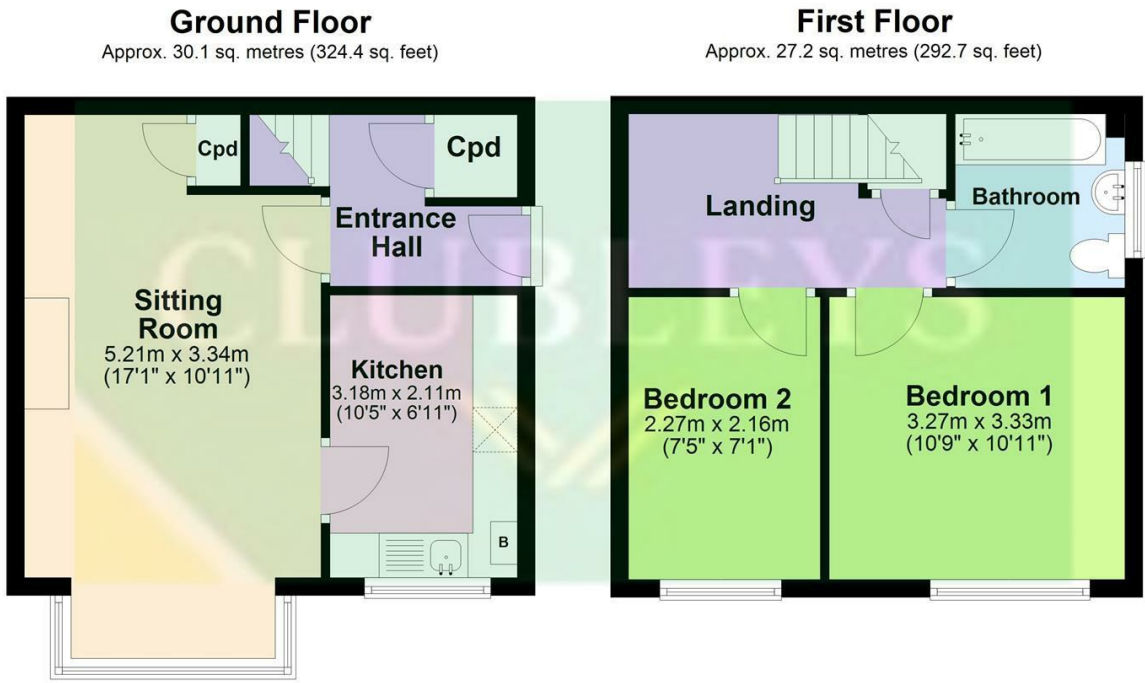


22, Wicstun Way,
Market Weighton, YO43 3NL
£128,500



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.

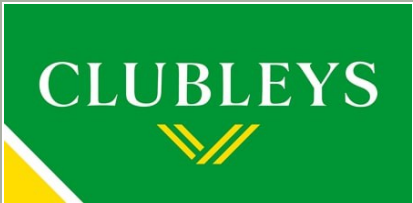
MATERIAL INFORMATION

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.

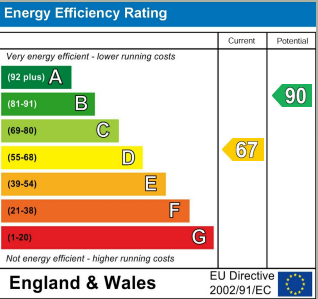
MORTGAGES

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.



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.

Recently re-launched due to being newly decorated throughout, this fantastic opportunity with no onward chain offers a spacious two-bedroom front quarter house has been recently decorated throughout, offering a fresh blank canvas ready for you to make your own. Ideally positioned on a corner plot with lawned area and parking, the property is just a short walk from the town centre, making it a perfect first home or investment. Inside, the accommodation includes a welcoming entrance hall, a generous sitting room with space for dining, a fitted kitchen, two well-proportioned bedrooms and a bathroom. The Seller has advised the boiler has been replaced recently. With its combination of space, convenience and potential, this home is ready to move straight into. Tenure: Freehold. East Riding of Yorkshire Council BAND: A.



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Tenure: Freehold
East Riding of Yorkshire Council
Band: A

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, fitted cupboard, stairs to first floor, radiator.

SITTING ROOM

5.21 x 3.34 (17'1" x 10'11")
Bay window, electric fire, T.V. aerial point, understairs cupboard, ceiling coving, radiator.

KITCHEN

3.18 x 2.11 (10'5" x 6'11")
Fitted with a range of wall and base units, work surfaces, stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler (fitted 2022), part tiled walls, extractor, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, fitted cupboard housing hot water cylinder.

BEDROOM ONE

3.27 x 3.33 (10'8" x 10'11")
Ceiling coving, radiator.

BEDROOM TWO

2.27 x 2.16 (7'5" x 7'1")
Ceiling coving, radiator.

BATHROOM

Three piece suite comprising pedestal wash hand basin, shower over, pedestal wash hand basin, low flush W.C., part tiled walls, extractor, radiator.

OUTSIDE

The property enjoys a lawned front garden and allocated parking to the side.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

