

Total area: approx. 90.0 sq. metres (968.4 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.

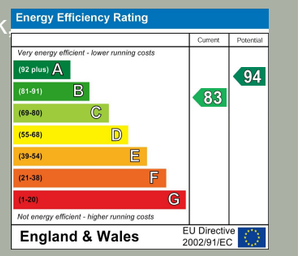
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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

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

19, Oak Road, Market Weighton, YO43 3GW
£245,000







REDUCED BY £20,000. A beautifully designed double-fronted home offering bright, contemporary spaces and an effortless layout, perfectly suited to modern family living. A welcoming entrance hall leads to a generous sitting room and a stylish kitchen with integrated appliances, dining space and French doors opening onto the garden, creating a seamless connection between inside and out. A practical utility room and ground floor WC add everyday convenience. Upstairs, three well-proportioned bedrooms include a principal bedroom with an en-suite, complemented by a sleek family bathroom. Outside, the landscaped garden has been thoughtfully designed for low-maintenance enjoyment, featuring paved seating areas, an artificial lawn and a decorative garden arch, all enclosed by fence boundaries with gated access. To the front, a lawned garden with established shrubs complements the driveway, which leads to the garage. Thoughtfully designed throughout, this is a turnkey home that combines comfort, functionality and contemporary style in equal measure.
Tenure: Freehold. East Riding of Yorkshire Council BAND: D

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ZOOPLA

Tenure: Freehold
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clubleys.com

THE ACCOMMODATION COMPRISES

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

LIVING ROOM
T.V. aerial point, power points, radiator.

KITCHEN/DINER
Fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated fridge, integrated freezer, dishwasher, tiled floor, radiator, power points, french doors to rear garden.

UTILITY
Fitted wall and base units, plumbing for washing machine.

W.C.
Two piece suite comprising white low flush W.C, pedestal wash hand basin, tiled floor, radiator.

FIRST FLOOR

LANDING
Access to loft space.

BEDROOM ONE
Radiator, power points.

EN SUITE
Three piece white suite comprising walk in shower cubicle, low flush W.C., pedestal wash hand basin, tiled floor, radiator.

BEDROOM TWO
Radiator, power points.

BEDROOM THREE
Radiator, power points.

BATHROOM
Three piece white suite comprising panelled bath, low flush W.C., pedestal wash hand basin, part tiled walls, tiled floor, radiator.

OUTSIDE
Outside, the landscaped garden has been thoughtfully designed for low-maintenance enjoyment, featuring paved seating areas, an artificial lawn and a decorative garden arch, all enclosed by fence boundaries with gated access. To the front, a lawned garden with established shrubs complements the driveway, which leads to the garage.

GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION
We are informed that the property is subject to a Maintenance Charge. This will be confirmed by Solicitors.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.





