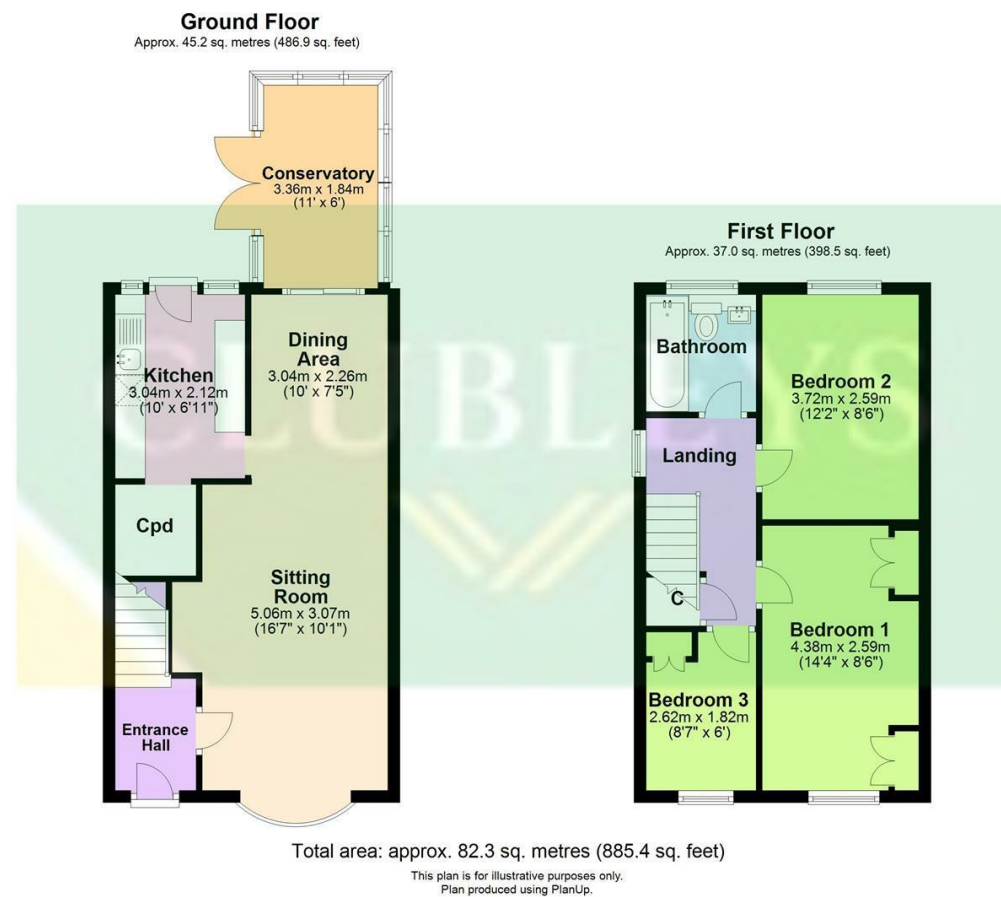




29, Northgate Vale,
Market Weighton, YO43 3EA
£230,000



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

Situated on a popular development and occupying a generous corner plot, this well-presented three-bedroom semi-detached family home offers spacious accommodation, excellent outdoor space and the added benefit of a garage and driveway to the rear. The property features an entrance hall, a bright sitting room opening through to the dining area, with direct access into the conservatory, creating an ideal layout for both family living and entertaining, alongside a fitted kitchen. To the first floor are three bedrooms and a modern family bathroom. Outside, the particularly good-sized garden is laid mainly to lawn and enjoys two paved patio seating areas, perfect for making the most of the sun throughout the day, with hedge boundaries and gated access to both the front and rear. The front garden is also laid to lawn, completing this attractive family home.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, laminate wood flooring, stairs to first floor, radiator.

SITTING ROOM

5.06m x 3.07m max (16'7" x 10'0" max)
Gas fire in marble effect inset and hearth, wooden surround and mantle, T.V. aerial point, ceiling coving, laminate wood flooring, radiator.

DINING AREA

3.04m x 2.26m (9'11" x 7'4")
Radiator, PVC patio doors to Conservatory.

CONSERVATORY

3.36m x 1.84m (11'0" x 6'0")
PVC windows to three sides, polycarbonate roof, laminate wood flooring, French doors to garden.

KITCHEN

3.04m x 2.12m (9'11" x 6'11")
Fitted with a range of wall and base units comprising work surfaces, single bowl sink unit, plumbing for automatic washing machine, cupboard with understairs shelved area, cupboard housing wall mounted gas fired central heating boiler, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to loft space, partially boarded.

BEDROOM ONE

4.38m x 2.59m (14'4" x 8'5")
Fitted cupboard, overhead storage, laminate wood flooring, radiator.

BEDROOM TWO

3.72m x 2.59m (12'2" x 8'5")
Laminate wood flooring, radiator.

BEDROOM THREE

2.62m x 1.82m (8'7" x 5'11")
Fitted wardrobe, laminate wood flooring, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin set in vanity unit, low flush W.C. shower boarding walls, chrome heated towel rail, recessed ceiling lights, extractor.

OUTSIDE

Outside, the property enjoys a particularly good-sized garden occupying a generous corner plot, laid mainly to lawn and offering excellent outdoor space. There are two paved patio seating areas, ideally positioned to make the most of the sun throughout the day, creating perfect spots for relaxing or entertaining. The garden is enclosed with hedge boundaries and benefits from gated access to both the front and rear. To the rear, there is a garage and driveway providing convenient off-road parking, while the front garden is also laid to lawn, enhancing the home's kerb appeal.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.

