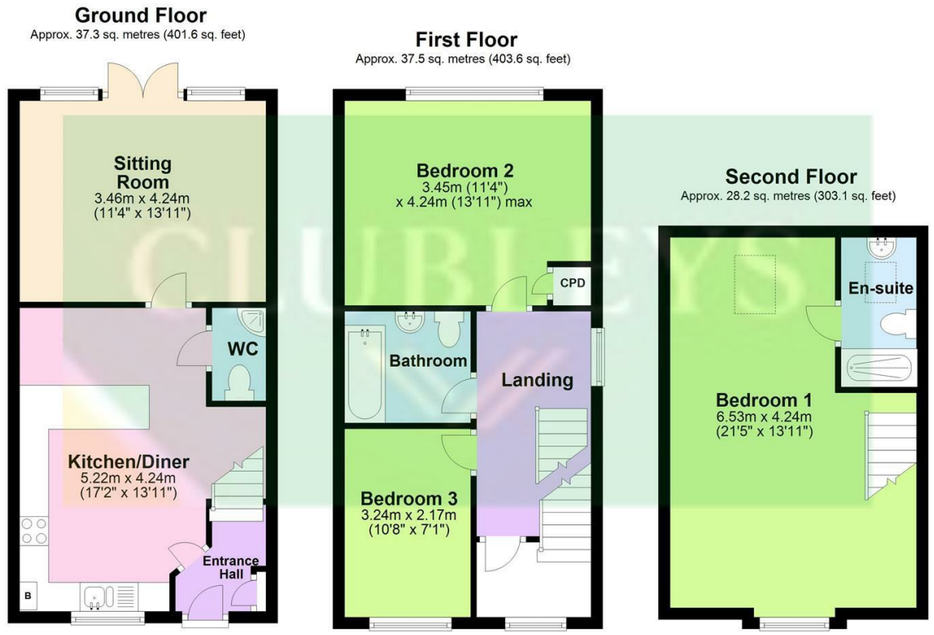


Total area: approx. 103.0 sq. metres (1108.3 sq. feet)

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.

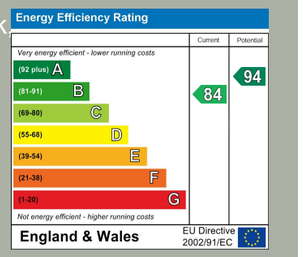
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We 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.

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

4, Jones Grove, Market Weighton, YO43 3RT
£250,000







Offering well-proportioned accommodation over three floors, this attractive three-bedroom home benefits from a side driveway, garage and a practical layout well suited to modern family living. The kitchen diner provides generous storage and workspace, together with a breakfast bar and space for a dining table, creating a practical area for both everyday meals and entertaining. To the rear, the sitting room enjoys French doors opening directly onto the garden, while a downstairs WC completes the ground floor. On the first floor are two well-proportioned bedrooms and the family bathroom. The principal bedroom occupies the entire top floor and benefits from its own en-suite, providing a spacious and private main bedroom away from the rest of the accommodation. Outside, the rear garden offers a pleasant space for seating, entertaining and family use. A side driveway provides off-street parking and leads to the garage, offering useful additional parking or storage. With three good-sized bedrooms, two bathrooms, a garage and driveway parking, this is a practical and well-balanced home that should appeal to a range of buyers.

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

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CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

THE ACCOMMODATIONB COMPRISES

ENTRANCE HALL
Front entrance door, fitted cupboard, radiator, stairs leading to the first floor.

KITCHEN/DINER
5.22m x 4.24m (17'1" x 13'10")
Fitted with a range of wall and base units with complementary work surfaces, incorporating a 1.5 bowl stainless steel sink unit, electric oven and hob with extractor hood over, integrated fridge freezer, integrated washing machine and integrated dishwasher. The kitchen also benefits from a radiator and a breakfast bar.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin, part tiled walls, recessed ceiling lights, extractor fan.

SITTING ROOM
3.46m x 4.24m (11'4" x 13'10")
Radiator, telephone point, PVC French doors leading to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
Radiator, door leading to a further landing area with radiator, which provides access to the main bedroom and second floor.

BEDROOM 2
3.45m x 4.24m max (11'3" x 13'10" max)
Radiator, TV aerial point.

BEDROOM 3
3.24m x 2.17m (10'7" x 7'1")
Radiator, TV aerial point.

BATHROOM
Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, part tiled walls, recessed ceiling lights, chrome heated towel rail, extractor fan.

SECOND FLOOR ACCOMMODATION

BEDROOM 1
6.53m x 4.24m (21'5" x 13'10")
TV aerial point, radiator, two radiators, Velux window.

EN-SUITE
Three piece white suite comprising walk in shower cubicle, low flush WC, pedestal wash hand basin, Velux window, recessed ceiling lights, extractor fan, chrome heated towel rail.

OUTSIDE
Outside, the rear garden offers a pleasant space for seating, entertaining and family use. A side driveway provides off-street parking and leads to the garage, offering useful additional parking or storage.

GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION
A service charge is payable on the development and is understood to be in the region of £100 per annum. The exact amount is currently awaiting confirmation and will be verified by Solicitors during the conveyancing process.

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.



