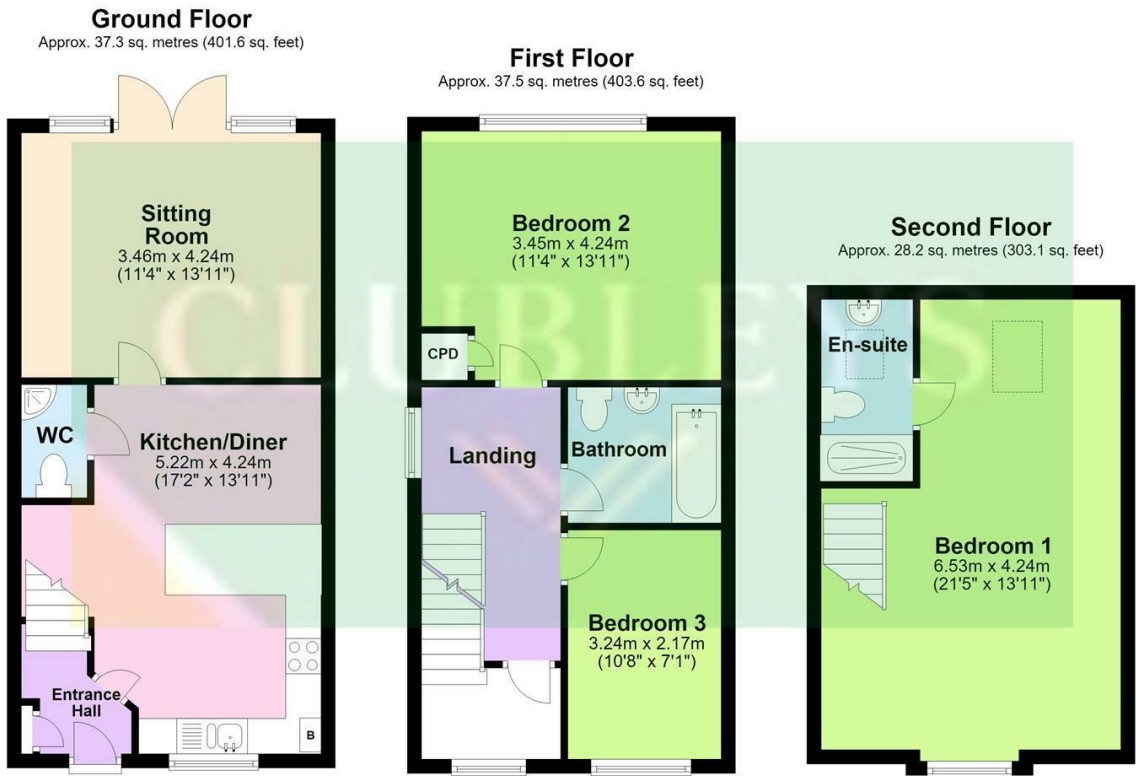


29, Hird Avenue,
Market Weighton, YO43 3RS
£240,000



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.

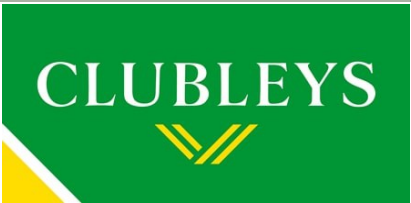
MATERIAL INFORMATION

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.

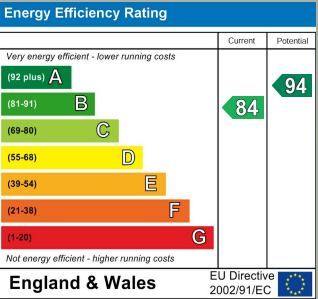
MORTGAGES

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.



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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.



Beautifully presented and ready to move straight into, this spacious three-storey home offers a well-balanced layout that makes everyday family life feel effortless.

Recently redecorated throughout and offered with no onward chain, the accommodation is both practical and inviting. The kitchen diner provides generous storage, ample workspace and room to gather, while the sitting room enjoys a peaceful position at the rear, with French doors opening onto the garden. A downstairs WC completes the ground floor.

Two well-proportioned bedrooms and a family bathroom occupy the first floor, while the entire top floor is dedicated to an impressive principal bedroom with en-suite, creating a private retreat away from the rest of the home.

Outside, the south-east facing garden is a real asset, being well maintained, surprisingly private and larger than many found on similar modern developments. The vendors have advised that the garden was professionally landscaped in May 2025, with the patio extended and a new patio area also created, improving both the overall appearance and making the space more practical and enjoyable to use. Off-street parking is provided to the front, along with the added benefit of an electric vehicle charging point.

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



www.clubleys.com



THE ACCOMMODATION 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 (11'3" x 13'10")
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 south-east facing garden is a real asset, being well maintained, surprisingly private and larger than many found on similar modern developments. The vendors have advised that the garden was professionally landscaped in May 2025, with the patio extended and a new patio area also created, improving both the overall appearance and making the space more practical and enjoyable to use. Off-street parking is provided to the front, along with the added benefit of an electric vehicle charging point.

ADDITIONAL INFORMATION

A service charge is payable on the development, with the current fee understood to be between £100 and £200 per annum. Full details will be confirmed by the vendors' solicitors during the conveyancing process.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

