





## THE LOCATION

Market Weighton has a selection of shops, including Tesco and filling station, schools, public houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

## THE PROPERTY

A beautifully presented Victorian three bedroom semi detached family home with south facing rear garden and off road parking. Conveniently located only a short walk from the town centre the property retains a wealth of period features and offers sizeable family accommodation comprising:- entrance porch, entrance hall, sitting room, dining room, breakfast kitchen, separate WC, three bedrooms and family bathroom. With a lawned garden to the rear of the house, incorporating a paved patio area with timber fencing to the boundary. A gravelled driveway to the front provides parking. Viewing is strongly recommended.



## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Front entrance door, tiled floor.

### ENTRANCE HALL

Radiator, picture shelf, stairs leading to first floor.

**SITTING ROOM** 13'0" x 12'6" (3.95m x 3.80m)

Multi fuel stove set in a brick fireplace with tiled hearth. TV aerial point, picture rail, radiator.

**DINING ROOM** 12'0" x 10'10" (3.67m x 3.29m)

Black iron open fire with decorative tiles and wood surround. Picture rail, radiator.

**BREAKFAST KITCHEN** 25'9" x 8'4" (7.84m x 2.53m)

Fitted with a range of wall and base units comprising wooden work surfaces, double ceramic sink unit, plumbing for automatic washer, plumbing for dishwasher, extractor fan, part tiled walls, breakfast bar, two radiators with covers, cupboard housing wall mounted gas fired central heating boiler, French doors to the rear garden.

### REAR ENTRANCE

Radiator, fitted cupboard, Pvc rear entrance door.

### CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin, part tiled walls, extractor fan, ladder style radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, radiator, part panelled walls.

**BEDROOM 1** 13'0" max x 16'11" max (3.96m max x 5.16m max)

Decorative open fire with tiled hearth, telephone point, radiator, ceiling coving.

**BEDROOM 2** 12'0" x 10'10" (3.66m x 3.29m)

Radiator, picture rail.

**BEDROOM 3** 11'10" x 8'7" (3.61m x 2.62m)

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower screen and shower over, wash hand basin set in vanity unit, low flush WC, radiator, ceiling coving.





### OUTSIDE

The property has a lawned garden to the rear of the house, incorporating a paved patio area with timber fencing to the boundary. A gravelled driveway to the front provides parking.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

East Riding of Yorkshire Council BAND D

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### 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.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



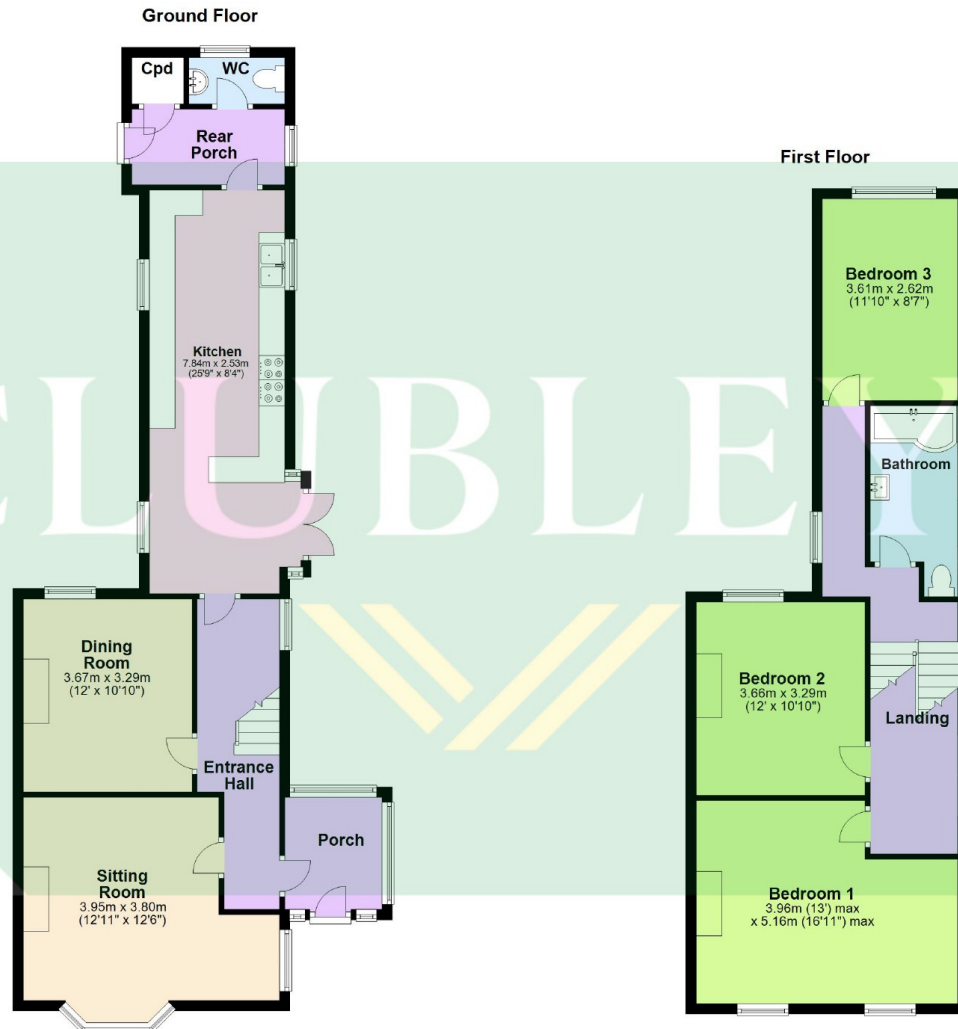






## Floor Plan

This plan is for illustrative purposes only



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

# CLUBLEYS

Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

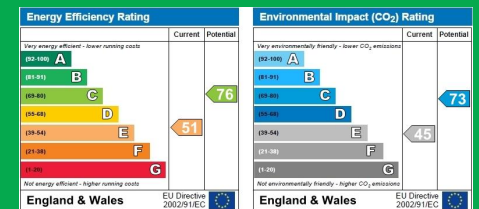
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