



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

Viewing is strongly recommended to fully appreciate this wonderfully presented detached property standing in an enviable position on this popular estate well placed for easy access to the towns amenities. The property stands on a generous plot having a pleasant outlook to the front and a well maintained rear garden enjoying a southerly aspect. The spacious accommodation which is arranged over two floors and briefly comprises entrance hall, sitting room, dining room, kitchen, utility room, conservatory, four bedrooms, modern en-suite shower room and family bathroom. The property has a double garage to the front with driveway providing off street parking.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs leading to the first floor, radiator, under stairs cupboard.

SITTING ROOM 17'11" x 11'9" (5.46m x 3.59m)
Electric coal effect fire with marble surround and hearth, telephone and TV point, radiator x 2, coved ceiling, double doors leading to dining room.

DINING ROOM 12'5" (max) x 11'9" (3.79m (max) x 3.59m)
Double doors leading to sitting room, coved ceiling, radiator, double doors leading to the garden.

KITCHEN 14'7" x 9'4" (4.45m x 2.85m)
Fitted with a range of wall and base units comprising granite work surface, up stands and splash back, 1.5 bowl stainless steel sink unit, Rangemaster electric oven with induction hob, extractor hood over, integral fridge/freezer, integral dishwasher, pan drawer unit, radiator, recessed ceiling lights, tiled floor.

UTILITY

Fitted with a range of base units comprising work surface, stainless steel sink unit, plumbing for automatic washing machine, tiled floor, radiator, PVC door leading to the conservatory, door to the garage.

CONSERVATORY 16'3" x 13'0" (4.95m x 3.97m)
PVC windows set on dwarf brick wall, self cleaning tinted glass roof with fitted blinds, radiator, PVC double doors leading to the garden.

CLOAKROOM

Two piece white suite comprising low flush WC and wash hand basin set on vanity unit with tiled splash back, ladder style radiator, extractor.

STORE/UTILITY

Fitted base units, wall mounted gas fired central heating boiler, door leading to garage.

GARAGE 16'11" (max) x 16'5" (max) (5.15m (max) x 5.00m (max))
Up and over doors, power and light.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, airing cupboard housing hot water cylinder.

BEDROOM ONE 11'9" x 11'8" (3.59m x 3.55m)
Fitted wardrobe, radiator, TV and telephone point.

EN SUITE

White suite comprising low flush WC, wash hand basin set on vanity unit with chrome mixer tap, step in shower cubicle, fully tiled walls, radiator with towel rail, extractor fan, recessed ceiling lights.

BEDROOM TWO 12'7" x 11'11" (3.83m x 3.62m)
Radiator.

BEDROOM THREE 11'6" x 8'7" (3.50m x 2.62m)
Radiator.



BEDROOM FOUR 9'6" x 8'3" (2.90m x 2.52m)
Radiator.

BATHROOM

Three piece white suite comprising low flush WC, wash hand basin set on vanity unit with chrome mixer tap, panel bath with shower over and shower screen, ladder style radiator, fully tiled walls, recessed ceiling lights, extractor fan.

OUTSIDE

To the front of the property the garden is lawned with mixed plants and shrubs, a block paved driveway leads to the double garage providing ample parking and gated side access to the rear. The rear garden is mainly laid to lawn with a paved patio area, mixed plant and shrub borders, small pond and fenced boundaries.

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains water, gas electricity and drainage.

LOCAL AUTHORITY

East Riding of Yorkshire- Band E

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.

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.





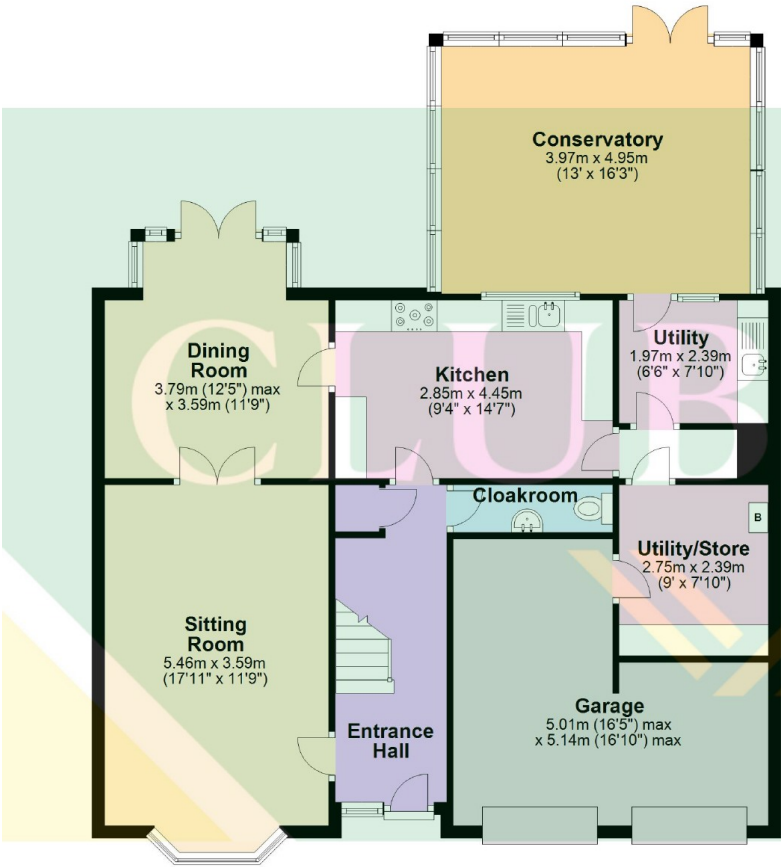
Floor Plan

This plan is for illustrative purposes only



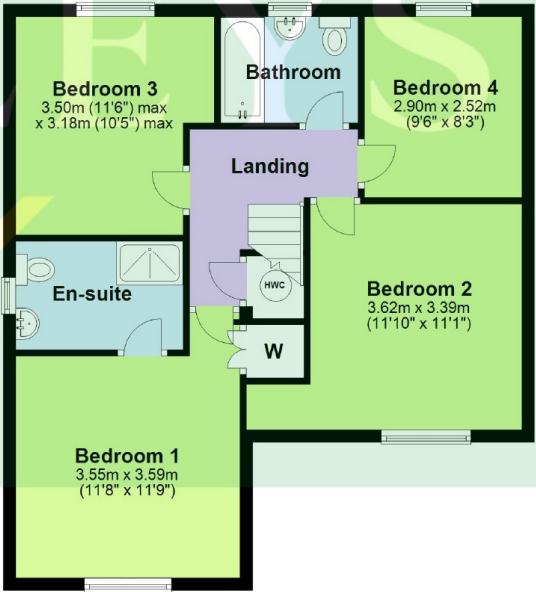
Ground Floor

Approx. 122.0 sq. metres (1313.6 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 184.2 sq. metres (1982.5 sq. feet)

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

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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