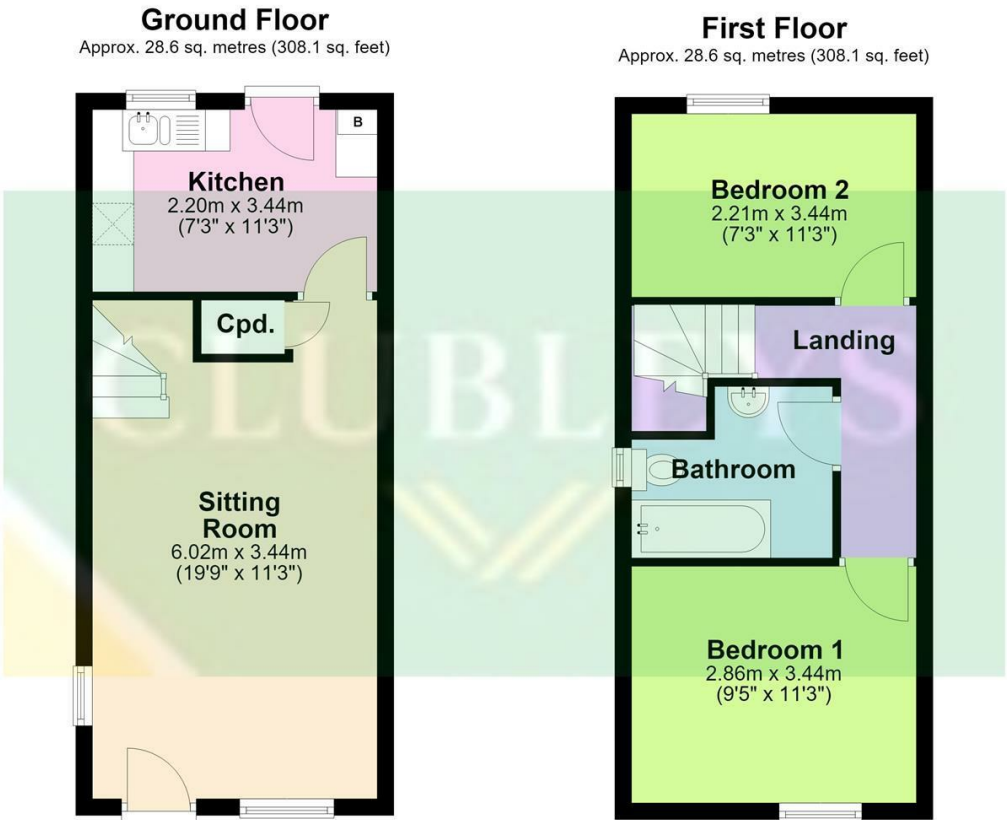


2, Southfield Park,
Market Weighton, YO43 3QL
£160,000



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.

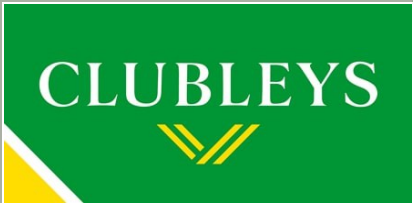
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

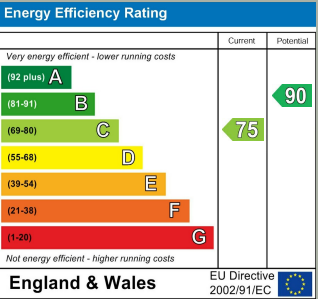
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>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



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.



A well-proportioned two-bedroom home offering an easy, low-maintenance lifestyle within easy reach of the centre, with the added benefit of off-street parking and no onward chain. Neutral throughout, the accommodation has a simple, practical flow. The spacious sitting room provides plenty of room to create both comfortable seating and dining areas, while the fitted kitchen sits to the rear, overlooking the courtyard garden. Upstairs, there are two double bedrooms together with the bathroom.

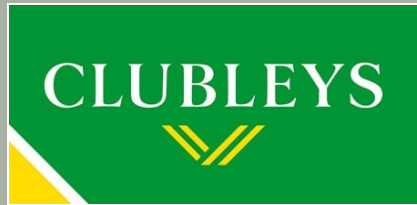
Outside, the paved rear courtyard feels pleasantly private and provides an easy space for outdoor seating without the upkeep of a larger garden. A side driveway leads to a car port, with gated access through to the rear. A straightforward, well-located home that would suit first-time buyers, downsizers or anyone looking for something easy to move into.

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



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Tenure: Freehold
East Riding of Yorkshire Council
Band: B

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THE ACCOMMODATION COMPRISES

SITTING ROOM

6.02m x 3.44m (19'9" x 11'3")
PVC front entrance door, radiator, fitted cupboard,
stairs leading to the first floor.

KITCHEN

2.20m x 3.44m (7'2" x 11'3")
Fitted with a range of wall and base units work
surfaces, 1.5 bowl stainless steel sink unit, plumbing
for automatic washer, wall mounted gas fired central
heating boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM 1

2.86m x 3.44m (9'4" x 11'3")
Radiator.

BEDROOM 2

2.21m x 3.44m (7'3" x 11'3")
Radiator.

BATHROOM

Three piece suite comprising panelled bath with
mixer tap shower attachment, pedestal wash hand
basin, low flush WC, part tiled walls, radiator.

OUTSIDE

Outside, the paved rear courtyard feels pleasantly
private and provides an easy space for outdoor
seating without the upkeep of a larger garden. A side
driveway leads to a car port, with gated access
through to the rear.

ADDITIONAL INFORMATION

Please note that internal photography is limited due to
the current tenants' belongings.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

