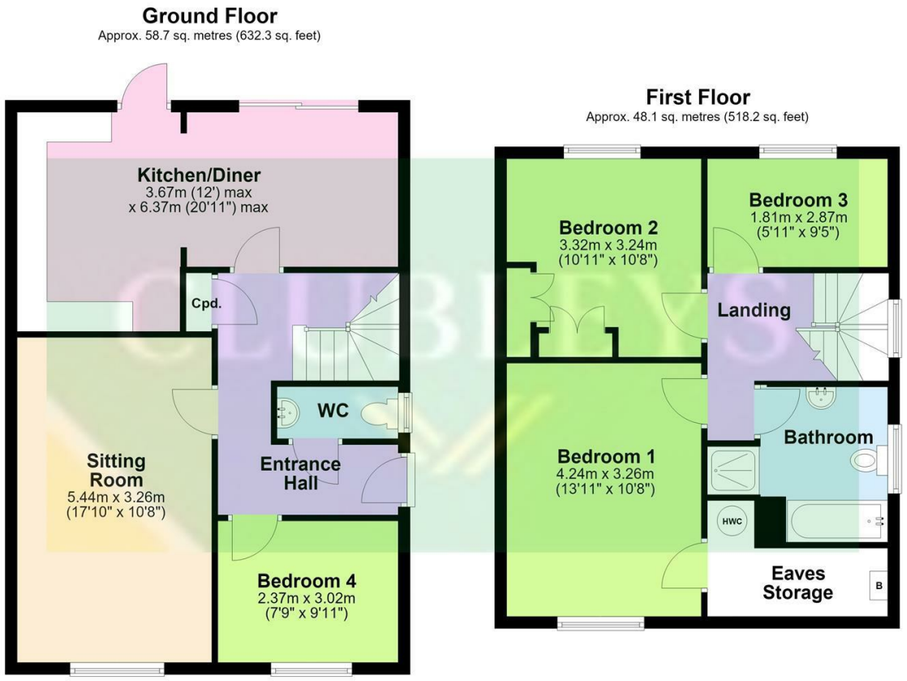


Total area: approx. 106.9 sq. metres (1150.5 sq. feet)

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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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.

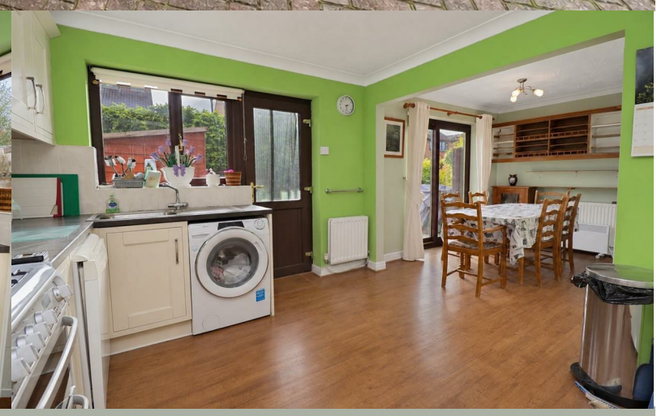
Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

CLUBLEYS

37, Wicstun Way, Market Weighton, YO43 3NL
£230,000







With generous living space, a flexible layout and ample off-street parking, this four-bedroom semi-detached home offers plenty of room for family life. The accommodation begins with an entrance hall and WC, leading through to a spacious sitting room and a well-proportioned kitchen/diner at the rear, where patio doors provide direct access to the garden. A further ground-floor room offers the choice of a fourth bedroom, home office or additional space to suit individual needs. Upstairs are three bedrooms and a spacious four-piece family bathroom. Outside, the rear garden is mainly laid to lawn with a seating area, fenced boundaries, garden shed and gated side access. To the front and side, extensive block paving provides ample off-street parking. A practical and versatile home offering generous accommodation both inside and out.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

rightmove

www.clubleys.com

ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
PVC entrance door, laminate flooring, radiator, ceiling coving, fitted cupboard, stairs leading to the first floor with cupboard under.

WC
Two piece suite comprising low flush WC, pedestal wash hand basin with tiled splash back, laminate flooring, extractor fan.

SITTING ROOM
5.44m x 3.26m (17'10" x 10'8")
Gas fire with granite effect hearth and back with wood surround, ceiling coving, radiator, laminate flooring, TV aerial point.

KITCHEN/DINER
3.67m max x 6.37m max (12'0" max x 20'10" max)
Fitted with a range of wall and base units incorporating work surfaces, a single-drainer stainless steel sink unit, an extractor hood, plumbing for an automatic washing machine and dishwasher, partially tiled walls, two radiators and ceiling coving.

BEDROOM 4
2.37m x 3.02m (7'9" x 9'10")
Radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Access to the loft space, which is mostly boarded and benefits from lighting and a loft ladder. Ceiling coving is also present.

BEDROOM 1
4.24m x 3.26m (13'10" x 10'8")
Fitted wardrobes with overhead storage, ceiling coving and a radiator. Eaves storage housing the hot water cylinder and wall-mounted gas-fired central heating boiler.

BEDROOM 2
3.32m x 3.24m (10'10" x 10'7")
Fitted wardrobe with matching drawer unit, radiator, ceiling coving.

BEDROOM 3
1.81m x 2.87m (5'11" x 9'4")
Radiator.

BATHROOM
Four-piece suite comprising a panelled bath with mixer tap and shower attachment, a step-in shower cubicle, a pedestal wash hand basin and a low-flush WC. Fully tiled walls and an extractor fan.

OUTSIDE
Outside, the rear garden is mainly laid to lawn with a seating area, fenced boundaries, two garden sheds and gated side access. To the front and side, extensive block paving provides ample off-street parking.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.



