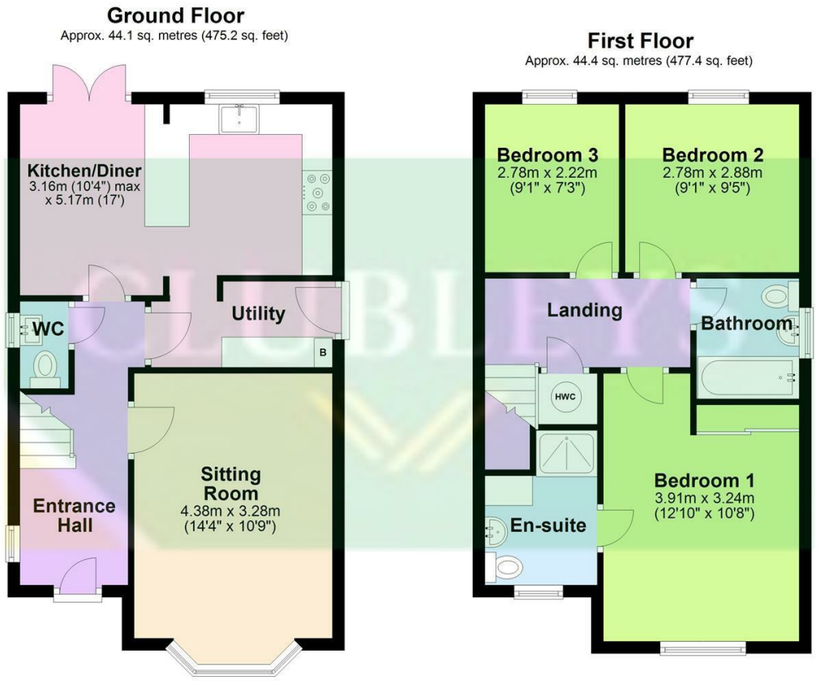


Total area: approx. 88.5 sq. metres (952.6 sq. feet)

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.

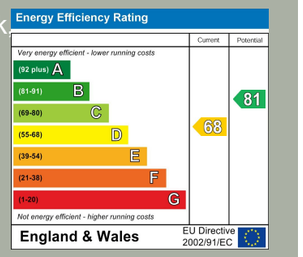
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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, Lysander Drive, Market Weighton, YO43 3NQ
£285,000







Beautifully presented and thoughtfully upgraded, this impressive three-bedroom detached family home is set in a highly desirable area of town and is sure to appeal to buyers seeking style, space and practicality. The heart of the home is the stunning refitted kitchen, a superb contemporary space featuring a breakfast bar, ample room for dining and French doors opening onto the sunny rear garden, creating the perfect setting for both everyday family life and entertaining. The ground floor also offers a welcoming entrance hall with stairs to the first floor, a spacious sitting room with attractive bay window, cloakroom/WC and separate utility room accessed from the kitchen. Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom with upgraded en-suite, along with a modern family bathroom. Outside, the rear garden enjoys a sunny aspect and has been designed for relaxation, with a paved seating area, mainly lawned garden, raised decked terrace, enclosed fencing and side gated access. To the front, the garden is laid to lawn with established shrubs and trees, while a gravelled side driveway provides off-road parking and leads to the detached garage. A truly lovely home in a sought-after location, finished to a high standard and ready to move straight into.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: C

clubleys.com

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, dado rail, ceiling coving, radiator, stairs to first floor.

W.C.
Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator, extractor.

SITTING ROOM
4.38m x 3.28m (14'4" x 10'9")
Bay window to front, feature panelled wall, wall mounted electric fire, ceiling coving, radiator.

KITCHEN/DINER
3.16m max x 5.17m (10'4" max x 16'11")
Fitted with a range of wall and base units comprising Quartz work surfaces, stainless steel sink unit, eye level double oven, gas hob, extractor hood over, integrated dishwasher, pan drawers, breakfast bar, part tiled walls, laminate wood flooring, two radiators, ceiling coving, PVC French doors to garden.

UTILITY
Fitted wall and base units comprising work surfaces, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas fired central heating boiler, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE
3.91m x 3.24m (12'9" x 10'7")
Feature wall, fitted wardrobes to one wall with sliding mirrored doors, laminate wood flooring, radiator.

EN SUITE
Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, part tiled walls, laminate wood flooring, radiator, extractor.

BEDROOM TWO
2.78m x 2.88m (9'1" x 9'5")
Ceiling coving, radiator.

BEDROOM THREE
2.78m x 2.22m (9'1" x 7'3")
Radiator.

BATHROOM
Three piece suite comprising panelled bath, mixer tap shower attachment, pedestal wash hand basin, low flush W.C., part tiled walls, radiator, extractor.

OUTSIDE
Outside, the property benefits from a sunny rear garden designed for relaxation, featuring a paved seating area, lawn, raised decked terrace, and enclosed fencing with side gated access. To the front, there is a neatly maintained lawn with established shrubs and trees, along with a gravelled driveway providing off-road parking and access to the detached garage.

GARAGE
Up and over door, power and light, side door.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.






