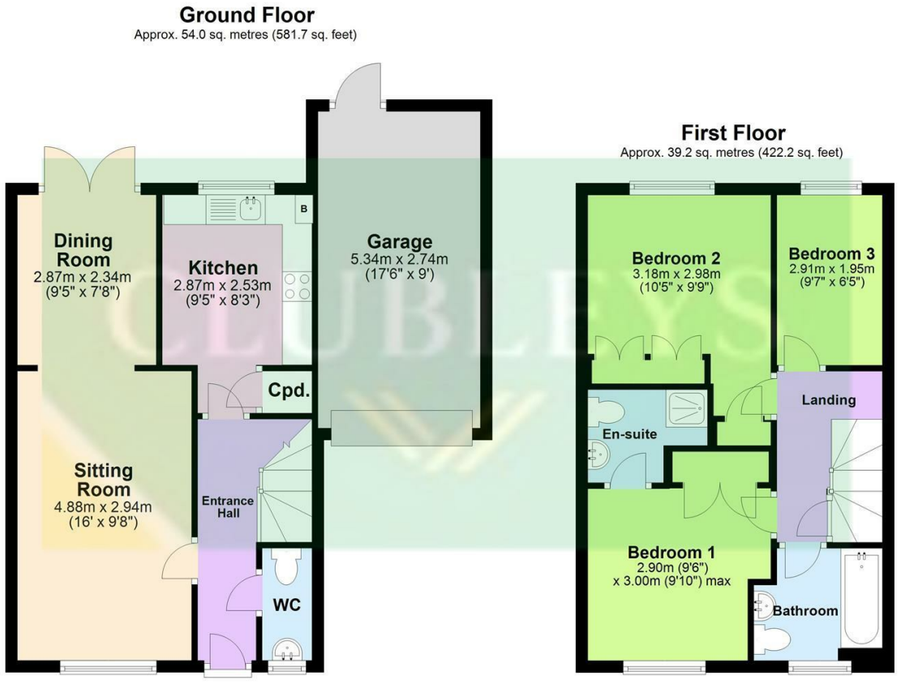

Total area: approx. 93.3 sq. metres (1003.9 sq. feet)

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

21, Sandholme, Market Weighton, YO43 3ND
£220,000







Immaculately presented and beautifully maintained throughout, this stylish three-bedroom semi-detached family home offers spacious and versatile accommodation with the added benefits of a garage, driveway parking and a landscaped rear garden. The ground floor features an inviting entrance hall with stairs to the first floor and a separate WC, a generous sitting room flowing seamlessly into the dining area with French doors opening onto the garden, and a well-appointed fitted kitchen. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite, complemented by a modern family bathroom. Externally, the rear garden has been thoughtfully designed for both relaxation and entertaining, boasting a generous paved seating area, neatly kept lawn, summer house and fenced boundaries, while the front garden is low maintenance with decorative gravel and a pathway leading to the driveway and garage.
Tenure: Freehold. East Riding of Yorkshire Council BAND: C

rightmove
www.clubleys.com
ZOOPLA

ENTRANCE HALL
Front entrance door, radiator, stairs leading to the first floor.

WC
Two piece white suite comprising low flush WC, wash hand basin set in vanity unit, radiator.

SITTING ROOM
4.88m x 2.94m (16'0" x 9'7")
Electric fire set on a tiled hearth with stone effect surround and mantle, radiator, opening to the dining room.

DINING ROOM
2.87m x 2.34m (9'4" x 7'8")
Radiator, PVC French doors leading to the garden.

KITCHEN
2.87m x 2.53m (9'4" x 8'3")
Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven with gas hob and extractor hood over, plumbing for automatic washer, radiator, part tiled walls, tiled floor, cupboard housing wall mounted gas fired central heating boiler, under stairs cupboard.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft space (light and partially boarded), airing cupboard housing hot water cylinder.

BEDROOM 1
2.90m x 3.00m max (9'6" x 9'10" max)
Radiator, laminate flooring, fitted wardrobe.

EN-SUITE
Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin with tiled splash back and cupboard under, radiator, extractor fan.

BEDROOM 2
3.18m x 2.98m (10'5" x 9'9")
Fitted cupboard, radiator, fitted wardrobe to one wall.

BEDROOM 3
2.91m x 1.95m (9'6" x 6'4")
Radiator.

BATHROOM
Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC, wash hand basin with tiled splash back and cupboard under, radiator, part tiled walls, extractor fan.

OUTSIDE
the rear garden has been thoughtfully designed for both relaxation and entertaining, boasting a generous paved seating area, neatly kept lawn, summer house and fenced boundaries, while the front garden is low maintenance with decorative gravel and a pathway leading to the driveway and garage.

GARAGE
5.34m x 2.74m (17'6" x 8'11")
Up and over door, rear door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.






