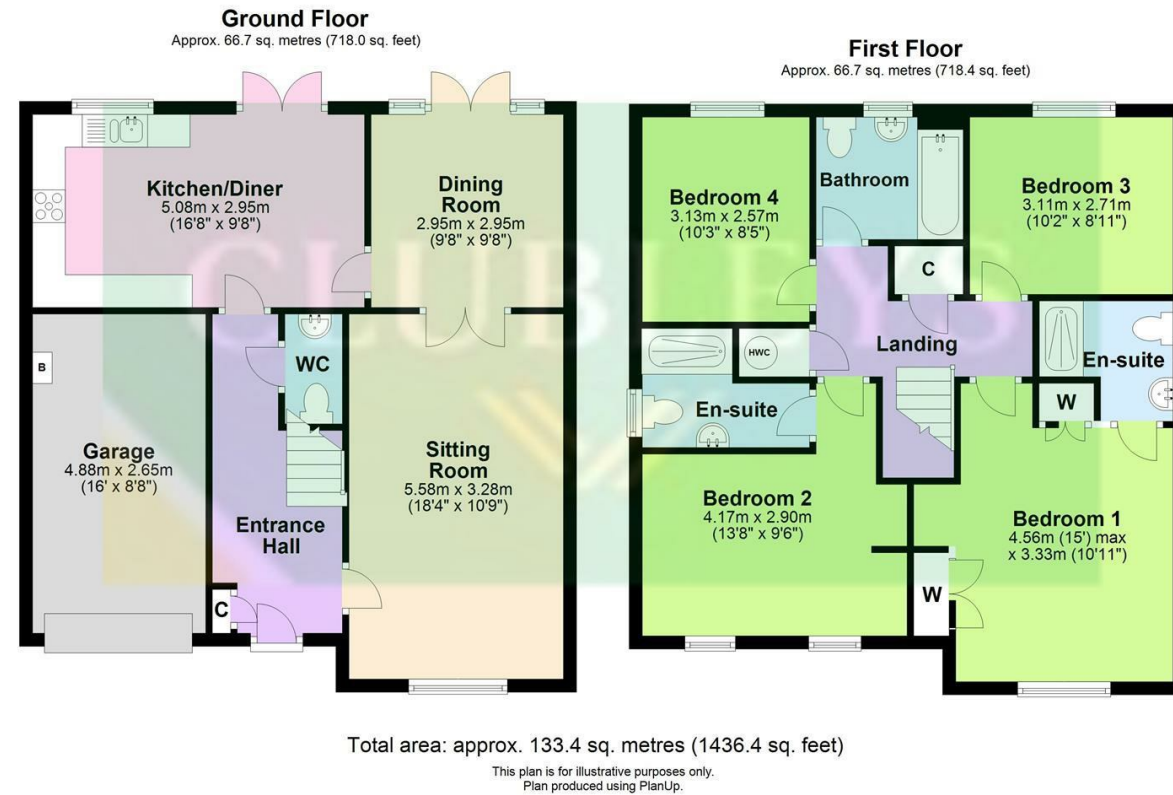




21, Omblor Drive,
Market Weighton, YO43 3RW
£312,500



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

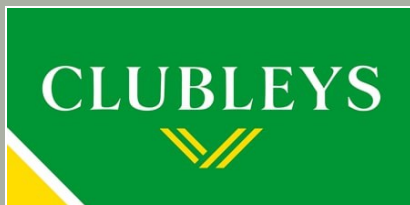
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.

Welcome to this four-bedroom detached property, a haven of modern comfort built in 2019 and meticulously maintained by its sole owner. Immaculate from top to bottom, the home boasts a welcoming entrance hall leading to a convenient WC and an elegant sitting room with access to the dining room. French doors open to the rear garden, a perfect extension of the living space. The well-appointed kitchen, complete with integrated appliances, offers versatility with space for both a dining/breakfast table or a cosy seating area, also with French doors opening to the garden. Upstairs, discover four bedrooms, two of which feature en-suites. A thoughtfully designed family bathroom completes the upper level. Outside, the rear garden awaits your personal touch, a blank canvas. Lawned and bordered by fence boundaries. The front is also lawned with a tarmac driveway leading to an integral garage. This property is a testament to contemporary living, offering both style and functionality in a prime location.

East Riding of Yorkshire Council Band D. Tenure: Freehold..



www.clubleys.com



THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, stairs leading to first floor, radiator, fitted cupboard, telephone point.

W.C.

Two piece white suite comprising low flush W.C. and pedestal wash hand basin with chrome mixer tap, radiator, extractor fan.

SITTING ROOM

5.58 x 3.28 (18'3" x 10'9")

Double doors leading to dining room, radiator, TV point.

DINING ROOM

2.95 x 2.95 (9'8" x 9'8")

French doors leading to the garden, radiator.

KITCHEN/DINER

5.08 x 2.95 (16'7" x 9'8")

Fitted with a range of wall and base units, quartz work surface and upstand, 1.5 bowl stainless steel inset sink unit with chrome mixer tap, double electric oven, gas 5 ring hob with extractor hood over, integral fridge and freezer, integral dishwasher, integral washing machine, radiator, double doors leading to garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to roof space, fitted cupboard housing hot water cylinder, fitted cupboard, radiator.

BEDROOM ONE

4.56 x 3.33 (14'11" x 10'11")

Fitted wardrobe, radiator, TV point.

EN SUITE

Three piece white suite comprising low flush W.C., wash hand basin with chrome mixer tap, step in shower cubicle, partially tiled walls, radiator, extractor fan.

BEDROOM TWO

4.17 x 2.90 (13'8" x 9'6")

Radiator.

EN SUITE

Three piece white suite comprising low flush W.C., wash hand basin with chrome mixer tap, step in shower cubicle, partially tiled walls, radiator, extractor fan.

BEDROOM THREE

3.11 x 2.71 (10'2" x 8'10")

Radiator.

BEDROOM FOUR

3.13 x 2.57 (10'3" x 8'5")

Radiator.

BATHROOM

Three piece white suite comprising low flush W.C., wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, partially tiled walls, radiator, extractor fan.

OUTSIDE

Outside, the rear garden awaits your personal touch, a blank canvas. Lawned and bordered by fence boundaries. The front is also lawned with a tarmac driveway leading to an integral garage. The property benefits from an EV charging port.

GARAGE

4.88 x 2.65 (16'0" x 8'8")

Up and over door, power and light, wall mounted gas fired central heating boiler.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of £106.47. Subject to change and Solicitors will confirm.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

