



24, Northfield Road,
Market Weighton, YO43 3DJ
£174,500



Total area: approx. 51.3 sq. metres (552.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(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.

A generous and private rear garden sets this two-bedroom semi-detached bungalow apart, offering excellent outdoor space with plenty of potential for keen gardeners and those looking to create their own outdoor retreat. The accommodation includes an entrance hall, spacious sitting room, fitted kitchen with direct garden access, two bedrooms and a shower room. Outside, the rear garden features lawned, paved and gravelled areas with established planting, enclosed by fencing and benefiting from side gated access. To the front, a low-maintenance gravelled garden and shared driveway lead to the garage. Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, access to loft space, telephone point, cupboard housing hot water cylinder.

SITTING ROOM

4.76m x 3.33m (15'7" x 10'11")
 Radiator, ceiling coving, TV aerial point, wood burning stove with slate hearth, wall light points.

KITCHEN

2.09m x 3.33m (6'10" x 10'11")
 Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, eye level oven, gas hob with extractor hood over, part tiled walls, ceiling coving, laminate flooring, PVC rear entrance door.

BEDROOM 1

2.61m x 3.23m (8'6" x 10'7")
 Radiator, ceiling coving, fitted wardrobes to one wall.

BEDROOM 2

2.47m x 2.58m (8'1" x 8'5")
 Radiator, ceiling coving.

SHOWER ROOM

Three piece white suite comprising walk in shower cubicle, low flush WC, wash hand basin set in vanity unit, fully tiled walls, extractor fan. chrome ladder heated towel rail.

OUTSIDE

Outside, the rear garden is laid to lawn and is generously sized. The front garden features a side driveway and a garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

